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Working Paper Series 5

CAPIC PUBLIC FORUM ON DOWNTOWN

Thursday, December 8, 1994
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Sponsored by: **The Central Area Plan Implementation Committee (CAPIC) and Environmental Health Program, McMaster University**

1995

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CAPIC PUBLIC FORUM ON DOWNTOWN
Thursday, December 8, 1994
7 p.m.
Hamilton Board of Education

1 in a Series of 4

Sponsored by: **The Central Area Plan Implementation Committee (CAPIC)**
and
Environmental Health Program, McMaster University

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WELCOME AND INTRODUCTIONS

Russell Elman, CAPIC Chair

CAPIC's mandate is to advise and make recommendations (through the Planning and Development Committee) with respect to the implementation of policies set out in the Central Area Plan. The purpose of this Plan is to provide a guide for the development of the Central Area of the City (defined as the area from the Escarpment to the Bay and from Queen Street to Victoria Avenue) from the present into the next century; its goals include encouragement of "suitable waterfront development with appropriate links to the downtown". CAPIC's involvement entails as assessment of the possible directions of the Hamilton-Wentworth Region's evolution and consideration of various proposals for waterfront development.

CAPIC was established by the Council to act as an advisory committee through the Planning and Development Committee on the implementation of the Central Area, and ensure that actions are undertaken and initiatives are co-ordinated. Providing a planning focus on the Downtown over the next several months will help the Planning and Development Committee to address the problems currently being identified in the area.

It is suggested that CAPIC provide an overall focus on the problems in the downtown, not to create any duplication to the initiatives already underway but to provide an overall framework in the context of policies established in the Central Area Plan. It is expected this will result in additional actions that will improve and enhance the downtown. In CAPIC's implementation strategy specific actions call for a study "to address specific requirements of the downtown core and to develop detailed policies and actions to fulfil those requirements".

The Central Area Plan Implementation Committee's mandate is to advise the Planning and Development Committee on planning matters relating to the Central Area. Including:

- The Central Area Plan. Its update and revision;
- Strategies for implementing the policies of the Central Area Plan;
- Acting as a sounding board for development proposals;
- Co-ordinating initiatives in the Central Area;
- Monitoring Central Area matters;
- Supplying representatives to other committees to give a Central Area point of view.

Administrative

- The committee will be made up of representatives of organizations and individuals who together form a knowledgeable and balanced group.
- Changes in membership will be submitted by CAPIC to the Planning and Development Committee for approval.
- A Chairperson and Vice-Chairperson will be elected by CAPIC.
- The Planning and Development Department will be responsible for co-ordinating the Committee.

Background

- The Central Area is identified as the area bounded by Queen Street, Victoria Avenue, the Escarpment and the Bay.
- During 1979 and 1980, the Central Area Plan Advisory Committee prepared the Central Area Plan.
- In 1981, City Council adopted the plan.
- In 1983, City Council identified the need for a policy-oriented committee to implement the plan.
- The Central Area Plan Implementation Committee (CAPIC) was formed by Council in February, 1984, to concentrate on policy issues and their implementation.
- Since 1984, CAPIC has undertaken a major review of the Central Area Plan.
- Additionally, CAPIC, has provided advice to the Planning and Development Committee on an ongoing basis.
- In 1988, City Council approved the revised Central Area Plan and it is in the process of being incorporated into the Official Plan.

Committee Membership

Alderman Wm. McCulloch, Alderman, Ward 2
Russell Elman, Chairperson
Gil Simmons, Vice-Chairperson
Robert Brough, LACAC
Gloria DeSantis, Social Planning and Research Council
James C. Drake, Beasley Neighbourhood Association
John Eyles, McMaster University
Ronald Faichney, Senior Citizens Council - City of Hamilton
Maggie Fischbuch, Citizen Member
Greg Gouthreau, Downtown BIA
Gerry Kennedy, Metropolitan Hamilton Real Estate Board
Arthur Lomax, Hamilton Automobile Club
Carol Mason, Hamilton School Board
John Nolan, Citizen Member
Kay Nolan, Hamilton-Wentworth Separate School Board
Mary Pocius, International Village BIA
Bruce Rankin, Hamilton Society of Architects

John Eyles, Chair, Environmental Health Program and Member of CAPIC

The Environmental Health Program was established in September 1993 with funding from Bartek Ingredients Inc., Environment Canada, the Regional Municipality of Hamilton-Wentworth, Robin Kay and the Tri-Council Eco-Research Program. Our program along with the Renaissance Project, the Mayor's Task Force, BIAs and various neighbourhood groups is interested in examining the link between the quality of our environment and our well-being.

This forum and the other three that have been scheduled for 1995 provide a forum for citizens to express their views about how the downtown area should be changed.

Frank Lewinberg; Berridge, Lewinberg, Greenberg.

I am an unabashed advocate for the downtown.

I believe that our cities are a reflection of the values of our society. The state of health of the downtown, the heart of the city, is thus a very clear indication of the state of health of the community.

Since the second world war most of our cities have gone through enormous changes. Enabled by the automobile, our cities have spread far into the countryside, today we call them the suburbs. Before then, cities were all quite compact, shaped by the discipline of the movement systems of the day, largely some form of public transit or otherwise walking. The private automobile allowed homes to spread at very low intensities, the discipline of the private automobile was to allow our cities to spread out to cover vast areas of land.

The downtown was once the only focus of collective activity, for work, shopping and play. But with the enormous spread of cities, the function and the role of the downtown has changed radically. It has become vulnerable to losing its role, identity and purpose. Clearly many of the functions of the downtown had to follow the homes out to the suburbs. It was not, and is not, practical for the downtown to be the only location of services for a large geographic area.

The most graphic example of this process is seen in the downtowns of many cities in the US, where those downtown have lost their essence and slowly died. Detroit is a prime example. Some assume that it is an inevitable process and for technological and other societal reasons, most Canadian cities will inevitably follow suit. I think they are wrong, we can't afford it and nor can they. I believe that they will still have to pay a lot more in the future.

The US cities have a very particular problem which we fortunately do not have, but understanding it is instructive for understanding the dangers that lie ahead also for our cities in Canada. What happened to those US cities is a form of urban strangulation.

The city centre was once the only, or certainly the primary centre of shopping, of work in offices and often also in factories, and all forms of entertainment, cultural life and government. Most cities were ringed by older housing, initially the homes of the wealthy, but when the suburbs grew they attracted the more affluent citizens who could afford to drive, and liked the nice new homes. In the US their place was taken largely by visible minorities, and as the people who looked different moved in, the whites moved out. A reflection of the values of that society.

This cycle occurred also in Canadian cities but the difference was that the movement outward was not exaggerated by the intolerance of the US society. In Canada we experienced gentrification on the edges of many cities instead.

In the US the inner neighbourhoods became exclusively occupied by visible minorities and went downhill fast. They became associated with problems. They became the slums and they made the downtowns that they surrounded an uncomfortable and increasingly dangerous place to go to, dangerous even for many among the visual minority community.

Once in progress this cycle is very hard to stop and leads to abandonment, danger and dilapidation. The downtowns might still be places of work because of the huge investment represented in the buildings and the infrastructure that is there. But who will bother or risk going there for entertainment, for pleasure or for shopping? Thus the alternatives on the edge, in the suburbs, became the only realistic alternatives. They are what people want and they made sense, even to policy makers.

Soon people began to think that was the way cities are supposed to be and the way people are supposed to live. Today it is that city form which in turn contributes to the values of that society in sharpening the differences between people, in reducing opportunities for people of different colour, classes, incomes and social backgrounds to interact. In the suburbs we recreated many of the functions associated with the central city, but they are all spread out, separated, commercialised and have little sense of community focus.

The downtowns of our Canadian cities are also under stress, partly from the same forces that cities in the US face, but more subtly. Looking from the end of 1994, history seems to be seriously conspiring against our downtowns. They have been ravaged by the recession.

Some are saying that the traditional office building is no longer needed, it has become an anachronism. This is the building type that drove development in most successful downtowns over the last three decades. The computer is changing work habits radically so that more and more of us will work at home and may no longer need offices. More and more offices are to be found instead at the edges of our cities in the regional shopping centres or the business parks.

Retail malls are now found at the edges of all our cities and today even they are being replaced by the enormous warehouse stores and their parking lots, which can be found even further out. The experience of shopping for fun and recreation, before or after work or other activities, is being replaced by a purposeful trip by automobile in the search for value and convenience, in a shed. We seem to have given up any hope of making these places attractive other than as an exercise in interior decoration.

The first point that I am making, in this long winded historical way, is that when we think about our downtowns we cannot easily find solutions which divorce the downtown from what is happening across the whole city, and even the region in which it occurs. We have to be prepared to analyze, understand and then make policies concerning the downtown in terms of the whole. To fail to do this is the single greatest reason why those who try and plan downtowns often fail badly.

There is a simple analogy that I like. We ban smoking cigarettes and recommend exercise, a wide environmental policy to addresses the heart's disease in the centre of our individual bodies. A city wide approach, to disease of the heart. So that is where we need to begin.

For those of us who care passionately about the downtowns of our cities, the time has come when one needs to cease being understanding and reasonable. The forces of outward sprawl are so strong that they will take care of themselves, what needs to be offered instead is the case for the Centre.

We have to become urban guerilla fighters. Every time a regional shopping mall is opened on the edge of our cities, every time an office park is approved on the edge, every time an entertainment, cultural or government facility is built on the edge, it weakens the downtown. This needs to be made a political issue so that the planners, the many other government officials, the politicians and ultimately the community, begin to realize that there is a relationship between the actions taken at the edge, the public funds invested to support development at the edge, and the needs of the downtown, the heart.

The second and related strategy is to try and have these new developments locate in the downtown, by making it easy for them, by making it profitable for them to be there and even possibly in assisting them directly. Of course, many will not come, many of them need to be on the highway to exist and they will never come, but some will. We need to make it hard for anything that requires a government action to locate anywhere else.

I know the arguments that you will be faced with. The mall offers parking and a kind of shopping that can never be replicated in the downtown. Walmart, Costco, Homedepot will never choose the downtown, and Hamiltonians want these types of stores. And if we don't let them into Hamilton they will go to Ancaster or Dundas and Hamilton will lose the assessment in any event. Don't worry those stores will get built, ultimately, but there may be fewer of them and the downtown will begin to receive its share of the resources as well.

Let me give you an example from Toronto. They love their main streets in Toronto. The long shopping streets which are threaded through many of the older neighbourhoods like Queen Street, the Danforth, Bloor and College. In the late 1960's these main streets were under threat. Developers wanted to build small or even large malls. Large single product stores were being assembled and built. All of these threatened the physical scale and quality of the main street as well as the economic life of many of the existing smaller stores. The city responded by wiping out the permission for all malls, except in a few selected locations, and prohibited single stores over 19,500 sq. ft. They were prepared to give up on any more malls, and any more new large stores. They understood that the other 5 cities that are part of Metro Toronto would still be able to approve malls on the boundaries of the City, but to a large extent most main streets would be protected. It is not perfect, but it is much more than symbolic, and it worked.

Now I shift the emphasis to the downtown itself. What can be done within the downtown to make it as strong as possible? There are three sets of actions that can be taken, and likely each must be undertaken to make the downtown healthy.

First, the essential ingredient is development, the catalyst to bring growth and change to those areas that require it. Here I believe that we look to the most successful models available in Paris, London, New York, Chicago and Toronto. What these downtowns have in common is that they are alive for longer than the working day. They attract all kinds of uses. They meet the test of complexity and attract those of us who enjoy that complexity. To create such an environment is to end the regulation of land uses invented to suit the suburban approach and never the mix of the Downtown. Why do we care if a building is an office or housing or both, or if it contains entertainment facilities? Why do we care if it changes from one to another over time?

If there is no more need for offices now, then let's have more housing, particularly the new form of live-work homes. If there are older buildings that might be converted to loft apartments, let them be converted. One cannot save industry by saving old buildings, it is much better to make them live for whatever the market finds profitable. It will keep the area alive and healthy.

I believe that regulating land use makes very little sense in the downtown. The saving of Toronto's downtown has been the many hundreds of housing units that have been built in the downtown since 1976. Let the developers decide what their projects might include, and how they might change over time. Let the market have its head and let the planners take a back seat, there are other things for them to do.

My second point, is that we should not abandon all regulation, the planners should be worrying about how things look. We should make sure that what is built is going to make a positive contribution to the city. Thus we should regulate the height and location of buildings along the street, the manner in which it relates to the street. Making sure that wind conditions along the sidewalk are good and the experience of the pedestrian is pleasant.

In many cities we have made the mistake of piling the density too high, we thought that it was a sign of a modern city to have high buildings, as they did in Manhattan and Chicago. If we can only attract a limited amount of office development why not do it in 9 ten storey buildings than in a single 90 storey building. In Ottawa or Jerusalem or Washington DC we have wonderful examples of how development has been limited in scale and spread out. We don't need the height to make a successful downtown.

Thirdly, how we invest public money in the downtown is vital. We are always fixing streets, sidewalks, and doing an array of public works maintenance. We need to do it with new eyes. If we are fixing a street in any event, it is not difficult or more expensive to make the sidewalk a little more attractive, to plant trees. We need to have a plan.

The St. Lawrence area in Toronto, is just such a case in point. Here the Urban design group led by my partner Ken Greenberg, prepared a coordinated design plan for the public realm, essentially the streets and open spaces. The plan, adopted by council, but not part of any formal regulatory system, became a blue-print for the public works department when they re-did any street, for the owner of any property that was redeveloped, in terms of how the building related to the street, the minor improvements at grade level, the lighting, the planting. They also identified a number of very small public improvements that turned out to be critical. A small park here on a residual parcel of land, a planted street median, the sale of a parcel of public land to complete an key row of buildings, and so on.

What I am talking about is having a design idea about the public realm, taking small places and make them unique, valuing the left over spaces, treating the downtown like a special place where the pedestrian is king. Forget one way streets whose main function is to smooth the traffic circulation of those entering and leaving, that is traffic management, not creating a friendly and healthy downtown. It creates vehicle speed that reduces pedestrian comfort, and does not make the place more beautiful. We need to make the downtown wonderful for those who stay and a little less convenient for those who get out quickly.

And then there may be the need to make larger public investments as seed money that will ensure a private project actually happens. We need to help prepare the land for private investment just as we do in the suburbs with new roads, bridges and sewers. The public sector might need to build parking, might need to undertake an environmental clean-up, might need to add a public cultural institution to a private development, might need to landscape a park, or enhance the transit service. There are many such possibilities.

Finally, we must not forget the inner residential neighbourhoods. They should be preserved, nurtured and enhanced. They are part of the core, and the bridge to the rest of the city. I like gentrification and would resist the tendency I see in many Canadian cities to put most of the social housing projects into these neighbourhoods.

To reiterate: It is the job of those of us who care about the future of the downtown to first: be ready to make the case for the downtown, to make the downtown a hot political issue, which any politician ignores at his or her peril. We need to tie development on the edges into people's understanding of how it impacts the heart.

We need to advocate for investments to keep it strong. We need to do what we can to accommodate the best of everything in the downtown. In some cases this might mean making public investments, or granting special concessions. Finally we need to de-regulate land use controls and ensure that what is built makes a positive contribution to the downtown.

The downtown is clearly no longer the only centre of communal activity, but it can still be the most important. The downtown represents a huge historical investment of private and public money over many generations. It is our cultural history, it is the setting in which our ancestors played out their lives, it reflects our society's values in three dimension.

I believe that a healthy downtown offers continuity, and an ecologically healthy alternative to the sprawl of the suburb. The health of the downtown needs is synonyms with the health of the whole city, the essence of the community.

Each generation has responsibility for the city for only a very brief period in its much longer history. We cannot afford to allow it to go down the tube, we have no option but to fight very hard to keep it healthy and intact for future generations to whom we owe community.

QUESTION AND ANSWER PERIOD

J. Eyles began the open session by asking the public to raise their questions/comments with regards to the opening address or general comments about our own downtown.

Comment

There has been a long debate in this community about a ring road expressway system. Can you comment generally on the influence/impact of a ringroad expressway system on downtowns on a city of this size.

Response

I can't imagine any circumstances in which it would make any sense. I think it is a business we got out of twenty years ago in most sensible cities. I don't know any cities that are seriously contemplating expressway systems unless it is way out of the city. We are doing one in Toronto now which is called the 407 which goes to the north of 401. Even that doesn't make sense in my opinion but it was planned twenty years ago and it is now being built, which is how long these things usually take.

Comment

This one was planned thirty years ago.

Response

I couldn't think of any good reasons for it. If you are going to put any dollars into that kind of thinking it needs to go into public transit probably.

Comment

Please comment on the problem of parking. The biggest problem seems to be in the downtown - there's not enough parking and the people seem to be going to the outskirts to the malls, etc. Is there any way of eliminating this so that more people will come downtown?

Response

I think you should never look at parking in isolation if you can help it. You should look at parking in relation to public transit. We need parking and it is one of the only ways you are going to get shoppers to be downtown. You solve it if there is no other way, in buildings called parking structures. You make them available if you can and sometimes you have to subsidize

them, but you have to have parking. Streets are also another good place for parking. Instead of having one way streets you might have parking along the streets. You can get a lot of parking along the streets on meters.

Comment

I'm interested in your comments about gentrification depending on which hat I'm wearing. I have a better quality menswear shop. It seems to me that if we have more people living downtown that there will be more services and it would be easier to gentrify. It seems that we have people living in affordable housing and so one of the proposed solutions is in fact bringing more geared to income housing downtown. How do you propose gentrification? How do you make that happen?

Response

I understand it has happened in some of the neighbourhoods around the downtown area already -- in the Durand area.

Comment

Durand was middle class and fairly affluent beforehand so the issue is once it has deteriorated how do you bring it back - what comes first? I think the example of Toronto as a little city which some how avoided having too many malls and the deterioration hadn't gone quite that far. So that while we agree that gentrification is a good idea I'm at a lost to think of ways of meeting that.

Response

It usually follows a cycle. Gentrification is about the older neighbourhoods around the city which because they are very old buildings they usually go down in value as people moved out and then some very foresighted people began to say those are nice houses and they are right in the centre and I would like to live there and be able to walk to work. If I just fix up the old houses, so they come back and they gentrify them - they improve them. It's hard to make that happen except by having a healthy downtown. People want to be close to the downtown.

Comment

One of the other questions I had was that when we think of downtown we think of retail quite often. But is there a Canadian experience that we could look at that would lead us to a nonretail revitalization of our main streets.

Response

It's tough. You need retail as one of the necessary ingredients. My sense is that there is no easy answers to any of this stuff. What you do is you allow things - be permissive. You allow people who have good ideas to try them out - to be entrepreneurial. Half of the problem often is the planners. The planners are always wanting to make sure that everything is thoroughly studied and tested before anything is tried.

Comment from Moderator

We have to try find solutions that are appropriate to our circumstances. It seems that many of the examples of things that work are from far larger communities than Hamilton so it may make sense for people to gentrify into downtown Toronto because communities are so vast there. In Hamilton they are not and so that may be a solution that is less credible here. I think we have to look at those circumstances. Toronto had a reformed Council which set those laws that Frank talked about which shaped the downtown and made it liveable at that time.

Comment

As a business owner in the downtown area I am concerned about the older buildings in the area. Instead of talking about building, building, building, what about saving. There is no saving in Hamilton. Hamilton is notorious for ripping down anything that is remotely valuable or historic. There is a lot of empty space in old buildings in downtown. The bases of the problem in Hamilton and the success of its downtown corridor are out of line with reality. Nobody wants to run a business, have a house or even fix up the buildings until the assessments drop and until the city deals with that nothing will happen in downtown Hamilton. It is more expensive to run a business in the core than it is to run it on Yonge Street in Toronto.

Response

These comments were supported by the audience by applause.

Comment

There is a building by the court house which is eligible to be declared a national monument that is going to be ripped down within the next 100 days and the city is just going to watch it being torn down. The building is sitting empty and yet landlords are paying $15,000 a year on a completely empty and gutted building. They know the second they put drywall, electrical, plumbing, etc. that it will quadruple and it will be unaffordable to run a business, so until they deal with that problem nothing will happen.

Comment

I listened to a CBC programme several months ago that talked about downtowns which said that you can never compete with Walmart but that the downtown should have one-of-a-kind stores. How do we get more one-of-a-kind stores into the downtown so that people will come here? How do we get people to come from the suburbs to come here instead of driving to Toronto?

Comment

There a several problems. Better quality retail that kind of thing you are talking about is a high valued added - what you pay for when you shop in a store like mine or a store like Pattersons or a store that is exclusive is the service. That adds a big chunk to the price. If you shop at the Price Club you do the shopping yourself. You have to choose as a consumer what you are willing to pay for. We have to choose as a society - the question is not is there a political will to lower taxes downtown, there is certainly a political will to do that, what there is not a political will to do is to charge more taxes somewhere else. There is so much that you have to put into thought because what I have learned very quickly is that everyone is telling you what everyone else should be doing without. The first question that I always ask people when they tell me their taxes are too high is they have to tell me what they are willing to do without and then we can work on that. But I am not prepared because I can't hear from everybody what everybody should do without. So if we lower taxes in the core -

Comment

So why don't they even out the taxes.

Comment

They should be and we are working on it. Either we lower the whole amount of taxes that you receive by taking it out of the poor or it means we have to raise taxes somewhere else to even it.

Comment

The downtown is out of line with the rest of the city.

Comment

You are right. You are saying we should have market value assessment. The difficulty is that when you bring in market value assessment as they tried to do in Toronto quite recently but were not successful. The reason they didn't do it in Toronto was because it meant that those areas that had gone up in value like Westdale would double their taxes. So the difficulty is that when you take out of the pot something somebody else has to pay more and that is a tough situation for a politician to be in.

Comment

The problem is that there is nothing left in the pot.

Comment

The answer is that we have to convince what this man is already convinced of and what Terry Cooke has been talking about and what many people in Ward 1 think is - that the downtown is worth saving. So the issue is not convincing the politicians, the difficulty is that the first job of a politician is to get reelected and politicians have a nasty habit of not getting reelected if they raise taxes. If you are going to lower the taxes downtown which should be done and you are absolutely right it is criminal and one of the reasons is that we don't have the people coming to downtown is because it is too expensive to try. Why would anyone risk a business downtown when you can risk a business somewhere else for less money? So what you have to do is convince the other 15 members of City Council, actually we only have 13 members of City Council, and the Mayor and Mayors of Flamborough, Dundas, Ancaster and their City Councils that it is okay for everybody else to pay a little bit more so that downtown can pay a lot less.

Comment

A couple of points need clarifying, firstly on the assessment level. Assessments can only be lowered in the downtown area by the provincial government and they are not inclined to lower any assessments at the present time. There are methodologies of doing it. One of them is by reducing mill rates.

Comment

What about declaring buildings as historic buildings?

Comment

I'm personally not in favour of declaring historic buildings. You had the Foster Building which sat empty for 25 years and they can't do very much with it at the present time. We had ideas for it because it is a historic building. So it sits there empty and it is a disgrace to the downtown area. Tree hugging is great but you have to know what you are hugging and some of these things shouldn't be hugged.

Comment

Have you toured that building?

Comment

Yes, I have.

Comment

Can you not see the potential of that standing?

Comment

Absolutely not.

Comment

Then you have no creative vision whatsoever.

Comment

Don't condemn anyone for creativity. I have as much creativity as anyone else in this room. May I comment to the speaker. You have taken a bit of a whack at our one way street system. Our one way street system, in my own opinion, happens to be an excellent system. I think part of your problems in Toronto is that you don't have a decent one way street system - you have a grid lock. If you go into Toronto one of the reasons that the Bank of Commerce moved a major portion of its offices up to Lawrence Avenue a number of years ago was grid lock. The Royal Bank has done the same thing and the T-D has done the same thing. If you analyze this problem it is because traffic really doesn't move in downtown Toronto. You condemn freeways. I think it was a terrible mistake in Toronto that the Spadina expressway hasn't been approved. You have a terribly difficult time getting north and south in Toronto and also parking on streets. We have an excellent parking lot system in Hamilton I think is handled very well and there is lots of parking downtown. That's not our problem. What we do need is people and that's one of the things we don't have and we don't have the proper mix for the downtown area. We have to have planning to redevelop the downtown area so that people will come back to live in the heart of the downtown again and do business in the heart of the downtown because without people it's going to be nothing. If you go into Quebec City or if you go into other downtown areas people are out in the streets at night. They are not out on our streets at night. There is nothing for them to be outdoors in the downtown area.

Response

We have one way pairs of streets in Toronto which I detest and if I were to control it I would get rid of it. One of the problems is that we don't have enough congestion in Toronto. Congestion is healthy in cities. Congestion means that cars slow down. Congestion means that people will use

transit. Ridership in our transit system is dropping partly because the downtown has lost a lot of jobs, that's the recession. It's very healthy to have congestion. Congestion is a sign of health. If parking lots are full, cars are going very slowly and people are saying "I'm not going to take my car downtown because I'm not going to be able to get through". That's a healthy city. The Spadina Expressway, there's nobody even in Toronto who thinks it is a very good idea anymore. Those who want it are mostly those who are on the periphery - who want to come through and go through and go down but not people who care about the city -- the heart.

Comment

I would like to comments on one way streets. I am a business owner from the downtown area and I love to see trucks and trailers just roll by the downtown core. You don't see this in downtown Toronto. I think downtowns are made for people not for trucks. The more traffic you have going through downtown the faster people get away from downtown. My second point has to do with taxes. My building is about 25 feet wide, four blocks away from downtown with property taxes of $15,000 per year for one floor. There is no business whatsoever in downtown. The tax base is already eroded. It doesn't exist. If you don't pay your taxes over a three year period the city can take over the building, etc. I don't know what the politicians think but you either have to bring the taxes down to make it viable for someone to take over the Foster Building, for example, for cheaper rent instead of paying so much in property taxes. That will make downtown viable. If you make that viable then people will come downtown. You have to beautify it. You can't just leave it to look like a dump.

Response from Moderator

What we are hearing is a confirmation of Frank's earlier point about the heart of the city not only in relation to the region but to the whole economy. We can't divorce the problems of downtown from these other economic issues so there is obviously no easy solution.

Comment

How can one way streets be a good idea when you have to go six roads out of your way to wrap around such a huge system of one way roads to get to one specific place. There is no one who is going to wrap around the Copps Coliseum, Jackson Square block to get back up to James Street. It's just all these one way systems and if you can't get there just by turning the corner you are not going to go around six blocks and come back - it's suicide.

Comment

I had a meeting in downtown Toronto two weeks ago. The meeting was on Toronto Street and King Street, it took me to get to another meeting on University Avenue and Dundas three quarters of an hour.

Comment

You should have taken the transit.

Comment

It seems to me that the things Frank has said are so obvious and yet they are ideas that are continuingly ignored in the City. Perhaps there is not enough of us because we are only 300,000 people so that the few that are in the decision making positions will clutch to their views no matter what happens. But I would like to come back to a couple of things that you talked about specifically. You talked about abstaining from putting subsidized housing in the core neighbourhoods adjacent to the city and yet we have an alderman taking the view that perhaps maybe we should put low cost housing in the core to try to get people living there and I have trouble rationalizing this. To me it seems that what you have is the abandonment of the neighbourhoods adjacent to the core. If you have a gentrified neighbourhood and you start putting subsidized housing in there the people that own their homes just literally get up and move because they don't want to be next to it. In fact I'm in one of the core neighbourhoods and I know that at the elementary school we have 84% turnover in one year. People are going through there like a revolving door so where is the base of ownership? How are you ever going to get solutions today that are there for the better tomorrow. If it doesn't fit the future plan then we don't want it. We don't want it now if it isn't going to pay out in the long run. As far as the roads I agree with you whole heartedly about the two way streets because the recent regional transportation study suggests that we close a lane on King and Main Street and divert the rest of the traffic down to Cannon and Wilson as the major regional roads. But those two roads are highways that run right through our neighbourhoods so not only do you have other problems you have extra barriers of highways that run through your neighbourhoods so how are you going to get this desirability factor into these neighbourhoods? We have got to find someway to make them attractive. We have got to get rid of the two way road systems. People's minds are already made up and they are not even going to look at it. You said that you didn't think there was a need for a perimeter road which was brought up earlier but I question that. It seems to me that if we want to slow the traffic down in the core of our city and I don't mind the idea of congestion there but for the people that are passing through how do they get across the city? For example, if someone is coming from Niagara and they are trying to get to Dundas how do they get across town?

Comment

Take the QEW.

Comment

But there was also the mention of the trucks. You have transport trailers going over the bridge on King Street right in the core of the city. Comments about parking. They wanted $3 tonight to park in the back here. I'm not going to pay $3 to park downtown and I know that for all the people talking about parking and the fact that they don't want to come downtown because they have to pay for parking. The regional transportation study says they want to increase the price of parking downtown to encourage people to take transit. Well, people are just not going to come. If you are looking for a revitalization plan and you are not going to make it easy for people to come here you might as well as just go home right now. You are just going to talk and nothing is going to happen. Unless there is some real efforts made to make some real strategies to get people back downtown and endure, it's a waste of time.

Comment

I'm a recent architect graduate and I'm from Hamilton and I have had the opportunity to live in Toronto, Montreal, Europe and Vancouver. I'm starting to see some comparisons between cities and unfortunately downtown Hamilton is starting to look a lot like downtown Detroit. But that aside I think the major problem is the city's politics. We don't talk to each other about the city here. Toronto and Montreal have meetings like this all the time. They have visiting architects come in to discuss these problems. These are very complicated issues, lots of weights and measures, various interests conflicting. Get people like Mr. Lewinberg's firm and several other people to come to be involved in a competition -- from Montreal, Toronto, etc. Bring these people to the city to help you get organized, lay out the problems, the political issues. You bring them here, you give them small amounts of money, they are interested in the cities, they will help you. They will give you ideas about how to weigh these things out, what's the best way, here's different ideas for parking that we can look at here instead of just talking about it. You can actually understand. I think that organizations like CAPIC that organized this event should go even further and be much more public about these issues. The problems of downtown Hamilton have been with us a for a very long, long time. Issues should have been addressed a long time ago before it got to this desperate stage. It's good to see things finally starting now but I think that's the root of the problem. We have to get more and more people involved and care and discuss these issues. People living out in Ancaster and Dundas have to know how important the symbol of downtown is to the city. When you think of Ottawa you think of downtown Ottawa. When you think of Toronto you think of downtown Toronto. When you think of York you think of downtown York, you don't think of downtown Toronto.

Response

The audience supported the speaker with applause.

Comment

I live in the downtown area and came to Hamilton 18 years ago and I love the city and so many things about it. I walk downtown but have become really discouraged, but when I saw that the Environmental Health Program was involved in tonight's event I thought it was wonderful. It is a health hazard to walk downtown. The reason is when I first came to Hamilton I saw half a dozen crows flying around downtown and thought isn't that nice and now we have ten thousand crows in downtown Hamilton and ***shit*** *all over. The stench is unbearable and the health hazard is dreadful. I like my city but I don't like having it ruined by a horrible health problem and how can you get anybody to come live in the city that can't look after a simple health problem like that. I know it may be more complicated than I think but I really feel despair when I think we have all these things in downtown Hamilton and something like that can drive me away and I feel despair. I think something should be done and I think it should be done immediately and I think everybody who lives and comes downtown should have a beautiful city. We want a healthy city.*

Comment

A couple people mentioned parking a few times and I don't think parking is a problem because anytime I go to Toronto there's parking. I still go there because there are things to do. I do not think that if there were a lot of things in downtown Hamilton that were exciting that parking would be a problem. I would also like to discuss a couple of other things I jotted down since the beginning. If we've had a Central Area Planning Committee since 1970 how come we are meeting now to discuss what happens downtown? I'm not exactly sure about Gore Park which happened in the mid 80s. As this gentlemen was saying we need public forums. I agree it's not like Gore Park just happened one day and everyone drove by and went we don't want this and they tore it down. So I would like to know how are these meetings advertised, how do people know that these meetings are happening to be able to come to get their input? The only reason I know about this is because I happened to call City Hall about some buildings in the downtown and I heard there was a meeting and I came. Just as a quick observation of downtown, it seems all that we have downtown are arcades, strip joints, dollar stores and everybody else's clothing. The other day I'm at the light at John Street and King and I see all these flashing lights "Sex Show, Live Girls, etc." in a great big neon sign with flashing lights and I thought when did that get put up there. I do not want to see another penny arcade or strip joint in downtown Hamilton. Why do you let these things happen, if you have a plan does the plan say we need ten strip joints and a place for our youngsters to go hangout to sell drugs and play video games all night? That's all that is happening downtown.

Response from Moderator

We wish we could place as much faith in our plan as that. CAPIC is an advisory committee to a committee of city councils and is meant to put forward citizens' views and I think we've realized the need to try to get more citizens' views on the table and so we are starting now. Maybe it's late but it's better late than never.

Comment

Could you tell us in the history of CAPIC how often your advice has been taken? The other question I have for our main speaker and that is, you talked a bit about expenditures on infrastructure and things like that going on in the downtown versus the suburbs. I assume that what you are suggesting is that there is a trend, a development that expenditure is more and more shifting to the periphery of the city. How do we identify the actual parameters of that problem here and what kind of balance should there be?

Response

Calculations have been done for a lot of cities. You have to start at the provincial grants level but the current financing and the way it is done is skewed tremendously to the periphery and always has been. It has been for a very long, long time. Not only in obvious things like major roads and services and sewage plants and so on and so forth but in many respects the whole provincial grant system is at the moment still geared to peripheral growth. Because the downtowns exist, because they are there, nobody thinks that you have to do anything about it other than continue to maintain it. But if you look at the intensity of development that it supports the amount that is essentially spent on a per capita or whatever basis you want to calculate - is small. It's time for us to start making the case we have to renew it. I don't know what you have in Hamilton. For instance, we have an increasing problem for many cities - brown sites. Large sites that are very close to the core that were once occupied by industry that are very expensive to clean up and the legal system we have at the moment is such that it's the responsibility that is dissolved to the landowner. They are not going to do anything about it. They are never going to be able to afford to clean it up because the value of what they can build in the long run never justifies it. It's really at a point where we might have to make a public intervention because that land is important to all of us. It is just not a question that some guy polluted it back then. There is nothing we can do about that today. The laws were different then, etc. So there's one example but it's really important to all of us that the land does not remain permanently sterilized. That it gets pulled back into the system and used for various things. We have such a lot of infrastructure that just making fairly small investments out of public resources will make sure that we get things we need. In fact its happened quite a lot. For example, North York got its City Hall by joining with a private developer. It was a joint private/public development. It used it's own civic expenditure needs to create a whole revitalization of its future downtown of North York to

develop. The CBC building in downtown Toronto is a similar kind of idea where they used the CBC and the fact that the government thought that they needed it also used to revitalize a part of the city and so on. There are lots of opportunities like that.

Comment

There is another argument that is raised on the issue of growth and expenditure on the periphery in the suburbs and that is, if we don't put in the infrastructure and encourage growth on the outskirts we will go bankrupt because we are living on the development piece. That's repeated over and over again and it is certainly repeated here. But I've heard it in other communities as well. You are suggesting that that is not the case.

Response

I have never heard that. I think the opposite is probably true. What's happening on the periphery -- we have vast acreage of land with very, very low density and first of all we are putting that initial capital investment into the land which means a very low return for the amount of people that it caters to. It is a very low return. It has to have roads and sewers but we also have to maintain it. That is what many municipalities on the periphery are starting to find. That twenty years later those roads are starting to get pot holes like roads always do and there are not very many people living there and so they need more development so that they can maintain the system. But sooner or later we are going to run out of land or we are going to pave the whole of Ontario which is not a good idea. We want to have some environmental health in the communities. The most environmentally healthy place we can invest in is in the downtown. Let's stop spreading and spreading into more and more sensitive land and making the drive longer and putting more fumes into the air and so on.

Comment

Could you answer my other question.

Response from Moderator

The way he would answer the question is how would it have been if CAPIC was not there? What CAPIC tries to keep in mind is the vision of the plan which is for a vibrant, liveable central area and so it may act as a break in some respects. But remember it is an advisory committee.

Comment

I've have travelled and lived in several cities. One thing I might ask the Committee is have they ever visited San Antonio. One city that in the United States that is revitalized and is now a very beautiful city. Now let's get to Hamilton. I came here in the 70s. Hamilton was the envy of a metropolitan area in southwestern Ontario. We all had heard about London, Ontario, the floral city. People there envied what was happening in Hamilton because when Jackson Square was built and shortly after that we had a vibrant city. That is why I came to Hamilton. That was one reason, the other reason of course, was the tremendous green area we have in this city that no other city in Canada has. I don't have to tell you more about that. But you talk about traffic and I think this is something that you have to consider that in London, Ontario they have two or three main streets. The one main street is Dundas like everything other city in Ontario and what they did was they did the landscaping like you suggested. They took certain areas and put a park here and they had beautiful trees here and one lane for the buses and slowed the traffic down and it was beautiful. Now what has happened is London is second to Hamilton now with problems. They got real problems, nobody is going downtown. They have spent all kinds of money but on the other hand it's not working out. What they've done is they have taken the landscape area, taken it all out which is costing them hundreds of thousands of dollars and they are going to bring the automobile back into it. So I think you want to look at this very closely to ensure that whatever decisions you make, downtown will work. It's like your bicycle paths that happened about two years ago. I think that this is something when you are talking about infrastructure I think Hamilton has some interesting ideas -- to work with industry, with the shopkeepers and to work with all the other classes. But what about infrastructure? You've got thousands and thousands of acres of infrastructure that has not been used. I feel that people that make the shots have to ensure industrial part of the city works with the shop part of it, the residential area and the landscaping and I hope that it is all done at one time.

Comment

I'm hearing lots of great things covering such a wide, wide range. How do you feel about having separate subgroups on the second time or third time we meet dealing with health, wealth (e.g. money, taxes), how we get there (e.g. streets, parking) so that one group that really cares about something can get together and talk it out.

Response from Moderator

That is a terrific idea. We are hoping to table a report. We know what people think about reports but without paper nothing moves unfortunately. We hope to present the deliberations of the four meetings to the Planning and Development Committee but I think certainly we can continue the process and we are taking notes on what is being said so the suggestions are not being lost and we hope they will be reported in the broader media too. I think at the last meeting, which is

meant to be the wrap up meeting, we should not just wrap up, we should move forward and may be one way of looking forward is to take on your suggestion. Please bring that forward again or we can bring it forward from the platform and see how many people are interested in doing it. I think it is a great idea.

Comment

I'm looking pessimistically into the future. We need to do something of course about the downtown area. I'm looking at the relatively new Convention Centre we have, I'm looking at Copps Coliseum, the two theatres. None of that stuff is as busy as it could be. We have some hotels around including the new ones - none of that stuff is going to work if we do not liven up the core. If you want to come to any city to enjoy a convention you expect to stay at a hotel, go to your convention and also walk around the city and enjoy the stuff around that area. You can't do that in Hamilton. That means what happens around the Convention Centre is really dependent on what we do with the core. It's not only for ourselves as city dwellers, not just from the city of Hamilton, but if you are looking at inviting people in, such as tourists and so on, we have got to fix it up. It should be just as important to the people in outer Ancaster and outer Flamborough as it is to the people in Hamilton.

Comment

About the crows. I think the crows were displaced when a lot of buildings went up on the mountain. There were small forests on the mountain and I guess we are not going to worry about rezoning for the crows but I believe that is why the crows are downtown. Can I ask two questions. First of all in cities like ours (250,000 - 350,000 approximately) which has been largely industrial-manufacturing cities and are subject to the changes that we have seen in the manufacturing industry, what is the trend amongst cities like that because of the changes in industrialization today? And the other question is something I've always asked myself, I've lived here since 1955, I know it does not sound like it and one of the expressions that absolutely fascinated me and I come from England people would say to me "Well, when I was in downtown London" and I would say "Where in earth is that". London is a huge place. The heart of Toronto I suggest to you is not the downtown. If by downtown you mean where the big office towers and so forth are, it's all over the place. There are dozens of downtowns. I think the question I want to ask is, is it really valid for our cities our size to keep on pursuing what seems to me is sort of really a dying notion, does downtown still work in a city this size?

Response

I can't tell you anything about trends, it's something that I have not really studied but I'm a firm believer that downtown -- to jump to the end question -- is not necessarily one spot of high intensity. The downtown of Toronto to me is everything from the Lake up to the north of Bloor Street, roughly Jarvis to University or beyond. It is a wide spot and in it you have high buildings and then you have lower residential areas and then you have more high buildings, shopping areas

and so on. You do not have the same kind of thing happening everywhere. The same thing is true of London and Paris. In Paris the whole city is the downtown. But I think that what we are talking about really is something that you, every city has to invent for itself. Where it comes together, where it identifies itself culturally and in terms of its government institutions and its important places and where it comes together -- a place where you go when you want to have a good demonstration for instance. A place where you go when you want to have New Year's Eve. There have to be places to go where people of the city think I want to be there, that's where I'm going to go. You won't ever go to the mall on those occasions. Where you will go is somewhere that you can identify with. What you have to do is work together as a community. You can only do that, I mean every city is different, you can only do that yourselves. You can only define it in what way it is going to be special and you have a lot of institutions, I mean I've heard about them this evening. There's Copps Coliseum and I've heard of that and there's the Convention Centre, there's a new hotel, you have various institutions existing. There's this building that we are in and there's City Hall and Jackson Square. There is a downtown here whether you like it or not. It's right here and it is how you shape it and how you make it important. It needs to be made important because my sense is if you lose it, as Detroit is in the process of doing, you lose your sense of community and I think that is probably true for the entire region. It is true as much as for the people who live in Ancaster as it is for people who live within Hamilton because ultimately you are the centre. The same as downtown Toronto is the downtown for the people who live in Vaughan, Markham and even people who are not in Metro Toronto, that is the downtown. This is the downtown for a fairly wide region. I think it is really critical culturally that you invent it for yourselves and decide what it is. It may not be a shopping area as someone said. It may be something else, but it is better that it doesn't just waste away because it is too valuable.

Comment

I have lived in a lot of cities and to me the most distinctive thing about Hamilton's downtown is it's geography. When you fly into Hamilton you see a flat city which is a mountain but our downtown goes from the Bay which is where some of you live, to underneath the escarpment. It is not a massive stretch really and when you think of under the mountain and when you think of what is happening at the Bay, that in some way, things are starting to happen. Now there is no one here that I think is interested in the Lister Building.

Comment

I am.

Comment

There is a gorgeous old building which is right downtown. It looks horrible because the pigeons are there but if the building is torn down nothing that goes up there is going to be as attractive. It will probably be a parking lot. Advisory committees cannot do much with the city they can only advise so if you really care, anyone who really cares to get things done you have to get involved. If something like the Lister Building is a symbol then we have to have Marvin Caplan whether he likes it or not stand up to them. CAPIC can't do it because it just advises. I do not drive and I have moved closer and closer to the downtown and in ways it is still a very special downtown. There is a fruit market four times a week, much more than Toronto that you can walk to. It is a very intimate city because of the geography.

Comment

You have to know who your allies are. Reform works because there was a majority and there was an agenda. You don't have that. Now if you want to turf everybody out and find in three years a reform council that you can come together and elect..

Comment

I'm saying that I really think that individual movements work more than process. I really believe it. It has been our experience.

Comment

I have lived in Hamilton for ten years and what I've found to be really the most interesting attributes of the city are the geography of the city that sort of makes it unique because of the harbour in the north, the escarpment on the south, the Dundas Valley on the west and the RedHill Valley on the east end and unique natural areas that surrounds the city. The centre of the city should be accessible to people to walk to, to cycle to. We have had troubles getting bicycle paths established in the city. We do not even have a series of bicycle paths or roads to get to the core. I have two small children and if they step off the curb they are gone. The sidewalks are very narrow in the downtown core. We have four lane roads with maybe a six foot or eight foot sidewalk. Hamilton is a people place but our downtown is for cars. I don't know what the solution is. I know we need cars because people have to get around but I think we place too much emphasis on the downtown on traffic flow and whatever. I would love to cycle with my son downtown and go the market or go to the public library.

Comment

I want to ask about a couple of some simple, practical suggestions that we can maybe kick off with. Things that can move us in the right direction. Would it make sense, for example, you have some experience with Toronto, to establish and I think it would not be a terribly expensive thing,

open skating, ice skating in the downtown area. We have an example in Toronto. Would it make sense to invite McMaster to open a campus downtown and make a commitment? One of things that was raised recently is that our newspaper moved out of the downtown and there is some question as to whether they ever come downtown. But those kind of things, where our institutions, we have some wonderful institutions downtown, the market, the library, the City Hall and so on, but are those useful, practical steps that can be taken?

Response

I think that eminently, obviously someone has to pay. Absolutely, if there is an empty historical building and McMaster needs a campus let them use the empty historical building.

Closing from Moderator

J. Eyles brought the meeting to a close. He thanked Frank for coming and giving us an interesting address. On behalf of CAPIC and the Environmental Health Program he presented Frank with a token of their appreciation. We've kicked off our series of forums in a tremendous way I took the lesson for the next three from what Frank said at the very end. We have a downtown that we should recognize as our downtown and work from there otherwise we will lose it all. I think it is a great motto. My final announcement is the dates of the next three forums. Thursday, January 12, 1995, where we want to emphasize although they have been emphasized partly tonight, the business issues and the views of the business community about the downtown. The next one is Thursday, February 16, 1995 where we are going to invite the neighbourhood groups to come and give their views. Downtown is more than about business, it's about people living downtown and so their perspective is extremely important. The final one is on Thursday, March 23 which is the wrap up one and the launch maybe something different. My final comment is to thank you turning up and contributing.

PLEASE SIGN IN

Name	Address	Postal Code
[illegible]	30 Queens Ave Hamilton	L8N 2X2
Barb McLellan	165 Bold St Hamilton	L8P 1V4
Noni Steele	165 BOLD ST HAMILTON	L8P 1V4
RON SCHULTZ	48 KINGSWAY DR. HAMILTON	L8N 2H2
Stan Roscoe	44 Hughson S. Hamilton	L8N 2A7
[illegible]		
[illegible]	Living Hall	
[illegible]		
Peter Hutton	27 Rita St, Dundas	L9H 4S1
Denise Graff	8 Tupper blvd. Grimsby	L3M 2G2
[illegible]	9 Kingsway Dr #3	L8P 4J3
Don McKeen	16-151 Catherine S.C.	L8C 5W1
[illegible]	52 AUDUBON ST N. STONEY CREEK	L8J 1J4
J.C. DARCE	141 CATHARINE ST. N.	L8R 1J5
S. MALTMAN	23 FERGUSON AVE S	L8N-2N2
L JOHNSTONE	154 ROBINSON	L8P 1Z5
S JOHNSTONE	154 ROBINSON	L8P 1Z5
J. Black	316 James St. S.	L8P 3B8
SINISA TOMIC	30-44 GLEN RD,	L8S 4N2
Beverley Gleba	33 Robinson St. #1703	L8P 1Y8
Ron Gelfand	9 Hastings Place Dundas	L9H 2V
Inge VanderHorst	112 Herkimer St. #1	L8P 2G7
N. BUSIJA	11 Edgemont St. N.	L8H 4C9
HEATH-SHIPLEY [illegible]	234 MAC-NAB ST S	L8P 3E1
C Pennell	56 Field L8P 4N	3528 6829
JOHN STRUGER	269 LEXFORD AVE S. HAMILTON L8K 2P4	L8K 2P4
KAREN LITTLE	216 KING STE, HAMILTON, L8P 1A9	572-6188
MARIANNE MCKEOWN	111 Mountain Park Ave Hamilton	L8S 1A1
Jeanne McCaffrey	12 Hillcrest Ave, Hamilton	L8P 2X4
KEN COIT	35 ARKLEDUN AVE. HAMILTON	L8N 2L4

CAPIC PUBLIC FORUM ON DOWNTOWN
Thursday, January 12, 1995
7 p.m.
Hamilton Board of Education

2 in a Series of 4

Sponsored by: The Central Area Plan Implementation Committee (CAPIC)
and
Environmental Health Program, McMaster University

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WELCOME AND INTRODUCTIONS

Russell Elman, CAPIC Chair

This is the second of a series of public forums on the downtown. Our focus tonight is on business and commerce and we will confine our discussions to business and commerce as it relates to the downtown. Our hope is that people will participate and air their views. It is a public forum aimed at public participation and we are not here tonight to make decisions or to make regulations. Possibly we have solutions as we believe there is a problem in the downtown area. We also would like to see a vision of the downtown. On my left is Alderman Marvin Caplan who is perhaps less known as an alderman since he has only recently been elected to that position but much better known to most people in this city as a businessman. He operates a successful store and also has been very active in the downtown for many, many years. He is the former chairman of the Business Improvement Association (BIA) and he has long taken an active interest in the city. His role tonight is the keynote speaker and to talk about the downtown and perhaps to offer a vision if it is possible of what kind of downtown he sees. He will speak relatively briefly and after that we will open up for discussion.

Alderman Marvin Caplan

It strikes me that one of things that one should do when you look at a problem is look at where it came from. One of the things that I do in my spare time is I study a fair bit at adult education classes with Rabbi Silverman of Jacob congregation. One of the problems with dealing with ministers and rabbis is that they tell you the same story over and over again and one of the stories that I've heard over and over and over again to the point that I remember it is that Rabbi Silverman's teacher was a Professor Louis Ginsberg of the Jewish Theological Seminary in New York. Professor Ginsberg used to entertain himself every summer by rowing a boat and he would say that one of the best ways of knowing where you are going is to look at where you came from. With reference to the late Professor Ginsberg I think we should look back at where some of the problems originated and what's the problem. I suppose it is easier to solve a problem if you can define it. The problem is that we are unhappy with the way our downtown feels. Why are we unhappy? We see empty stores, we see boarded up buildings, we don't see a thriving place and what we are really talking about is a lack of people. But I always hate to learn that I don't understand things. I think that I am quite human in that way and I often learn that I don't know what I thought I knew. I learned that in part through my association with the Social Planning and Research Council. I learned that some of things I thought I knew were wrong and some of things that we are going to talk about over the next few minutes are because things that people thought they knew were wrong too. So now that I am a politician I will tell you clearly that no one is evil in City Hall. Even some of the people that I thought were evil are not. Some of the people that I thought were wrong and were rotten, terrible people had different agendas from what I had and still do, did what they did intelligently. The truth is that the decisions that were made were not made by somebody who was evil and tried to mess everything up. What we have to do, as we are going through tonight, is be careful because what looks like simple, easy solutions sometimes are not.

One of the things that we did was that we made a traffic pattern in Hamilton that worked really well for cars. We now have a system of one way streets that means that you can get from one end of the city to the other without stopping and people do. Main Street is now our ceremonial street - it is where our City Hall is, it is where Hamilton Place faces, it is where the new courthouse is going to face. But there are five lanes of traffic. When we allowed those five lanes of traffic we did not make the boulevard - we did not make the places for people wider. There are some places where it is comparatively pleasant but most of the time it is very uncomfortable for people to walk, certainly on Main Street. The sidewalks are comparatively narrow. One of the things that we did - we did some neat things - we said we have a Farmers Market and we are going to save it. When we saved the Farmers Market we allowed it to face York Boulevard away from our other ceremonial places. We also decided that it would be a neat thing to keep people and cars at separate places so we planned our city on the ideas on something called Plus 15. For those of you who are new I helped Bill Plus 15. I still think I was right but Plus 15 was a concept where people would be 15 feet above grade. You could enter the Convention Centre, the Sheraton Hotel, across Main Street into City Hall. All of these things were planned so that you

would have pedestrians 15 feet above grade -- one of the reasons the Convention Centre and the Art Gallery look like imposing fortresses, why there is no texture at that street, is the architects were told that we were going to do something different than what we did.

Our criteria for building what we built in the downtown were not necessarily the right criteria. We did not pick the right things to do. My contention, my vision, is that we should be trying to tie things up with what's good for people - what makes people comfortable. I've learned something the other day. I was talking with the Parks Director who is in charge of Gore Park and he said we don't have a problem in Hamilton with not having enough. We have too much, our downtown is very big. I am going to tell you a little later about the Mayor's plan for doing some things downtown. The problem is that we don't know where to focus downtown. I had a meeting with a couple of professors at McMaster and I think some of things they talked about were quite right. We don't have "a" downtown, we don't have "a" place. So when you come out of the Convention Centre you are in an alleyway that goes between two main streets and they don't take you to a place that is comfortable for people. When you come out of the Farmers Market you are facing onto York Boulevard which again is a thoroughfare, it is not a people place. When you come out of anything on King Street you are more or less in a people place but it is not focussed on anything. Jackson Square is very easy to get into. Every shopping centre that I know of is easy to get into. And if I was applauding an architect for building a shopping centre I'd applaud him for making it easy to get into and I'd also applaud him for something that Jackson Square has - it is hard to get out of. You can't find your way out. I don't go to Jackson Square a lot but when I go there I still get confused, I don't know where I am half the time. Jackson Square is built to do this. I don't think they do it on purpose. They don't have to worry about your finding a way out because that was not the plan. The plan is to get you in there and shop and when things were hopping downtown that was fine and we did not worry about all the problems. A lot of the problems that we are going to talk about tonight were not problems when we did what we did. We made bad decisions - "BAD" - we made our decisions based on the "best available data". I want to remind you all that one of the problems that we have is that we say it was his fault. But it is our fault. We have to solve this because we caused it.

I recently went through some old Mountain Newspapers and found a story which was written in 1987 which quoted me as fighting extended store hours. One of the alderman said "Extended store hours are not a problem and if in a year or so we see a dozen empty stores on King Street and tumbleweed going down Main Street I will admit I am wrong". Well there is no tumbleweed going down Main Street but when we chose shopping centres, when we chose extended store hours, when we chose Sunday shopping what we said was "shopping centres are more important than downtown". And that was not what we said. What we said was if we to continue to shop in centres, we as consumers want to be able to shop. The single most successful shopping centre is Limeridge Mall. And why it is successful is Hamilton-Wentworth's bylaw - what I thought was a very progressive bylaw. We said that the downtown stores, that individual merchants were important to the fabric of our community, and therefore we will limit trade. And that is a tough thing for politicians to do because what we they did was circumscribed trade. They said you cannot be open and those of us who were on the streets said that's a good idea. I think we were

right. Those of you here think we were right but those who are shopping at Limeridge don't think we were right. They have chosen with their dollars and their feet to abandon the downtown. I don't blame them because it is more convenient to shop in a shopping centre than it is downtown and I would suggest to you that it would be tough now to put back in a store bylaw in Hamilton. Can you imagine what would happen to my fellow politicians and I if we were to say to existing shopping centres you must close at 6 o'clock at night. I don't think it is going to happen.

So what do you do? Well, I talked about some of the problems. We built our downtown so it is really neat for cars and not for people and so I think that's a problem. I think that we don't have a transit system that makes as much sense as I would like it to but I have not figured that one out yet. I've only been on the job for 43 days so give me some time. Hopefully together as a community we are going to get closer to finding the answers. I believe the difficulties were caused because we made it less attractive for people to come downtown. One of the things that I believe in as well as in appropriate regulation is that people do in fact vote with their feet and their pocket books and that people will do what they think is right to do with their money based on what they see is going on. So the solutions to the problems are people based. The solution to the problem of a deteriorating downtown is to make it as an attractive place as possible so that people would rather go there than somewhere else. That's the solution. Sounds simple all we have to do is figure out how we do it. The answer is nobody knows. I believe the answer is no one person knows how to solve the problems of downtown. I believe we have some indications of how to make it work. I believe that there are two paradigms, there are two examples in my experience that I know of. I don't know them that well but I've seen two ways of making downtown work again. Let me describe them to you. One is Philadelphia. Philadelphia in the most part is a terrible place. When I came back from Philadelphia the last time I kissed the ground. We have no idea of how lucky we are in Canada and the next time somebody tells me we spent too much money on social benefits and social welfare I am going to take them to an area in Philadelphia which is boarded up and you can't walk day or night. Where there is blinding poverty and there is no hope and they treat people worse than we would allow our animals to be treated. However, there is a part of Philadelphia that has come back and it is the downtown core. The way that the downtown core came back was a couple of large corporations and a couple of department stores who really dedicated themselves to the downtown and poured millions of dollars into the downtown and made it attractive again. I would suggest to you that in 1995 in Hamilton, Ontario those millions of dollars are not available. So now we have to find another solution. The second solution is a more complex one. The second solution which since I am not an expert probably is not right but let me tell you what it is. It is a combination of several things. It is Queen Street West in Toronto. Now I don't want to use Yonge Street because Yonge Street is a bad example. Queen Street West is now thriving as by the way I see glimmers of hope on James Street North and on Locke Street in Ward 1. I see glimmers of hope and those glimmers of hope are market driven. What happened I don't know. I don't think anybody else here knows what the answers are, however, we are living in an economy where people have to make a living. There's no great jobs out there. One of the secrets of an entrepreneur is that most of them are failures. Most entrepreneurs are people who didn't have good jobs because if you

had a good job why on earth would you take the kinds of chances you have to take to be an entrepreneur. It was in 1978, when I was in my business, and if I had a good job I felt was secure, I would not have done it. My experience is, and the statistics are, most entrepreneurs are high school dropouts. So I think that what we should be doing is finding ways of helping people make good jobs in downtown Hamilton. Unfortunately one of the problems comes back to rest on we poor politicians. I now have more and more sympathy for politicians as the days go by. I also have a great deal of sympathy for the staff who work with them, many of whom are here on their own time to hear me. I applaud them. I think one of things that we should do is what the Mayor is talking about. It is now very, very expensive to open a business in the downtown core because the taxes are very, very high. We have based our assessment, our tax rolls in downtown Hamilton, on, I think, it 1974-75 rates - when it was really nice to be downtown. It was very expensive to be downtown because this was the place to be. There were lots of people here. Limeridge Mall hadn't gone crazy. There were stores lining the streets. There were thousands of people walking around. The Regional Offices hadn't moved from Century 21 to the Convention Centre and the Fairclough Building. There were people at the east end of the downtown core. There were people walking up and down the streets. There were "undesirables" on our streets because we hadn't decided as a society that it was a crime to be a poor alcoholic. Now we have poor alcoholics and schizophrenics on our streets and we call them undesirables and so our streets don't feel safe. Sometimes a solution is worse than the cure. I don't know what the answer is to that one. We don't feel safe downtown and there are not as many people working downtown. Even worse is nobody is living downtown and when we talk about building, we hear "I don't want that in my neighbourhood, we already have too much of that here". When we talk about any kind of development downtown the developers say "the taxes are too high I can't afford to build downtown". When we talk about as a strategy for our region where we should be moving we spend our time on green field sites in Ancaster and Flamborough. We don't understand that the infrastructure, not the tax structure, but the infrastructure -- the water, the electricity, the roads everything that you need to build is already here. But we don't concentrate on the downtown. Why? Because it takes time to change our minds. We have been thinking and planning on a long term cycle and don't change the plan frequently enough. So part of the solution is for you not to get angry when a politician says something but to think of a way to help. Part of the solution is really something called democracy. The good thing about democracy when in North America is that people get involved, like you all are. You are all here but all of the people who are complaining about downtown aren't here. They aren't part of the solution and if they are not part of the solution than they are part of the problem. One of the things that we should be doing is encouraging more of this because I believe that the only solution to Canada and for Ontario and for Hamilton and for downtown is people based. Now I don't know how to make that happen other than the kind of encouragement that each of you can give to it.

About 40 people who are called stakeholders in the downtown were invited to a series of meetings by Mayor Bob Morrow. We talked about a lot of things. I don't think they were weighted appropriately. I don't think that they were. I don't know if we got all of the solutions but I will tell you the three things that the Mayor decided coming out of that discussion. They

are the most important three things you will hear. They will be coming to Council in the next few months. The first thing is to find a way of making the taxes lower in the core. That's a sensible thing to do. By the way that means if we are going to lower the taxes somewhere else, either you are going to reduce services or increase taxes somewhere else. That is a law of business. I was told during the election that people wanted a businessman in. Let me explain about business, if you take a dollar out either you don't give someone a dollar in service or you charge a dollar more or you go bankrupt. We're not allowed as a city to go bankrupt. We are not allowed to run a deficit as a community so if we are going to reduce taxes in the downtown core - and I believe we have to because I don't believe the tax structure now reflects a reasonable assessment - we are going to have to raise taxes somewhere else or deliver less services everywhere else. The second thing we want to do or the Mayor wants to do is talk about what is unique about the downtown core. What is unique about the downtown core is its architecture. We have preserved the downtown, we preserved buildings that still look really neat. We have beautiful buildings in the downtown. That architecture is somehow and somewhat disguised by dirt and by signs which are so overpowering that you don't see the architecture. So one of things that we are talking about doing is restricting freedom. We are talking about telling people who own property what they may do with that property. Now that's tough. As a principle I think it's bad but in this case it may be okay but the greater good may be served. Those are very, very tough decisions and one of the reasons I'm saying we need you is because politicians don't like making tough decisions. The first rule of politics, is getting reelected and when a lot of people complain politicians tend to do something. It is one of the secrets of life. I know several secrets of life and one of the secrets of life is that politicians don't like angry phone calls from constituents and people who own property are constituents. So if you think it is a good idea to make downtown look beautiful phone everybody you know to phone every alderman they know and say "wouldn't it be neat if our downtown looked good". Because if you don't tell them that it would be neat to have downtown look good it ain't going to happen. The third thing the Mayor wants to do is powers of appropriation. People buy property for two reasons. They use or to hold it until such times they can sell it at a profit. Well, there are a lot of empty buildings that are not being used. Property values have gone down. No one is making a profit and one of the rules of life is if you own a piece of property that exists you pay more tax than you do on an empty field that is a parking lot. So if I owned a piece of property that I paid money for and money was going out and I couldn't find a tenant or a customer and I couldn't do anything with it. If I was paying more taxes I tell you what I would want to do, I would want to tear it down. So one of the things that we have to do as a community is say that some of these buildings are important to preserve. We all have to own them because it is more important to own them and to keep them up and to have them sitting there as beautiful examples of our history than it is to have fields. So I am now telling you another thing that is going to cost you all money. What a great politician I am. I'm glad I'm doing this in the first year of my term. I don't know if I have the gall to say in a couple of years it's going to cost you more money. I believe that good things cost more money than taxes. Not always, sunshine and going to Alquoqin Park and having a good time are sometimes less than going to a fancy resort. But I think keeping the infrastructure of our downtown, keeping our buildings looking nice, keeping the downtown pretty and clean are important.

So my vision is a downtown, is one where there are beautiful buildings like the Lister Block, one where there are enough incentives for people to try opening their businesses down there rather than somewhere else, one where there are people living in the core. I've told you a little bit about what I think is wrong, I've told you a little bit about how I think we could get better. We still have a downtown that is full of interesting architecture where the downtown is vibrant. I think we are beginning to mature as a community. I think we are beginning to understand that we are Hamilton, that we are not a suburb of Toronto, that we are not London, that we are not Sydney, we are Hamilton. We have more confidence in ourselves than I think we have had sometimes in the past so I think that sense is going to help us. This is the cleanest industrial city in the world. I think there are some advantages to being in Hamilton. I think we are beginning to see what the mistakes were so that we won't make those mistakes again. We are probably going to make lots of new ones but you must help us to do the right thing. I believe we will. The new courthouse is going to help us because there will be people. We are going to be moving people from the Ellen Fairclough Building, from what is now the regional headquarters, in all probability to the old courthouse. That means there will be more people in the core. I think we are beginning to understand some of things that we did wrong with the Convention Centre. I asked somebody, a friend of mine who is an architect, what he would do to save the downtown and he said blow up the Convention Centre. But why did he say it? Because the Convention Centre is not a people friendly place. I don't think he said it because we shouldn't have conventions but what we have to do is find ways of keeping the scale human. We also have Vision 2020. Everytime I as a regional councillor get a proposal from a committee or from a department head it has on it: what are the ramifications if you do it, what are the ramifications if you don't do it. One of the things that is on every single document that we get that talks about new legislation, talks about changing things is Vision 2020 and its impact. So we do have a plan but we have to keep reminding ourselves. When I say we have to keep reminding ourselves, you have to keep reminding us. I'm going to tell you a political truism and then I am going to stop talking. Once any politician is in office no matter how wonderful his ideals, no matter how strong his convictions, no matter what he believes, is that at least half the time many of us, 80 to 90 percent of the time, we are not doing but we are responding yes, but we should be responding to intelligent, well-thought-out ideas not just somebody who does not want something in their backyard. It is important for intelligent, well thought out debate on what is good for the community. I don't know if I have done what I was suppose to do tonight. Thank you.

Russell Ellman, CAPIC Chair

I would like to thank Marvin Caplan. I heard two words, more frequently than any other. Obviously, one was the downtown and the other word was people. I think that really puts the finger on what is most important to us. People's expectations, people making decisions and people involved in what happens in the future. That is why we are really here for tonight. I think he has given us a few things to think about and discuss. I think I also heard car, transit, attractiveness of the downtown, jobs, good jobs not just jobs, people living downtown, public involvement again. Significant suggestions will be coming from the Mayor shortly - decreasing taxes, our heritage, cleaning up the dowtown visually, signs and measures where the City can step in and make the downtown look better. These are some of things coming down the pipeline. I would like to thank Marvin very much and would like to recognize a few persons who are here, we have Alderman McCulloch, Ward 2. We also have some trustees present, Mr. MacDonald and Mr. Johnson. Also, I would like to take this opportunity to announce that this is an opportunity for people to come together and talk. This is an open forum and there are two other forums scheduled for February and March. The next one is scheduled for Thursday, February 16, dealing with neighbourhoods - neighbourhoods and people living downtown. I don't know if any of you recall but when Jackson Square was built the original plans called for apartments and people living right in that area. There were going to be apartment buildings but somewhere along the way the plans got changed and didn't have people living there. You have people living around. But all of our neighbourhoods and there are four of them, are in the downtown - Beasley, Central, Durand and Corktown - are all part of the downtown quadrant and the people who live in these areas have a lot to do with what kind of downtown it is going to be. We're the people who are the most directly affected as well as those coming to work everyday. Therefore there will be a meeting on the 16th and we will try to look at from the point of view of the neighbourhoods. On March 23 there will be a wrap up, an open forum on all matters of the downtown. Following that we expect in due course the minutes and the proceedings will be available for people to look at. But there is also another follow up. CAPIC in its role as an advisory group planning committee on council will try to bring all these ideas which we have been hearing about during the forums together and offer some policies, some long term policies for a vision of downtown.

At this stage my role now is to allow as many ideas to come forward. Our focus tonight is on the businesses of the downtown, the commerce and what kind of vision you see for the downtown.

QUESTION AND ANSWER PERIOD

Comment

I don't know whether to laugh or cry. Hamilton needs something that will draw people to the centre of the downtown. When the Prime Minister went to China did any of the businessmen from Hamilton go over there to drum up some business? Someone has to go over to China to bring money to put Hamilton on the map. We can't compete with Toronto and Buffalo. Toronto

has the Argos, Blue Jays, we've got bugger all. We need a casino or something to draw people to the centre of Hamilton. We have Sheila Copps who spent millions of dollars to clean up the bay. It's beautiful. Christopherson says he has 6 million or 8 million dollars to clean up the Redhill Creek Expressway and Barton Street. That's very nice for him. There's nothing really for the core of the city. We need something to bring people downtown and to Hamilton. We have nothing. We have a regional chairman who is being paid to do what? I don't know. We have no pulse to get things done in Hamilton. Toronto gets everything. They're getting a $100 million to build another Convention Centre. They already have one. Where's everybody going to go? To Toronto.

Response

I think what we are hearing is that maybe we need a magnet of some kind. The point has been well made. Does Hamilton's downtown needs some magnet? Also we have problems in dealing with our big neighbour in the east.

Comment

I think that was a long term plan. But for immediate action I think we have to communicate to our people in downtown what kind of service we can offer. We may attract people from China and so on but by the time they come maybe we will all go bankrupt. So the thing is that we have to do something now. I think the best thing is to let people know what kind of services we can offer and what kind of convenience that they can have in the downtown. Maybe one of the things that we can do is put up some flyers and distribute them to people. If we have a cooperative effort, we can put our flyers and list what type of services we offer and give them to our customers so that people know that we exist. We need to get people to stay downtown longer. Is it possible to have some kind of transit where people can get a free ride to the downtown core instead of having people driving their cars? I think immediate action is more important than long term plans.

Response

I recognize that people had their hands up so we've now had a strong sign for more promotion of Hamilton and when people get here let's keep them here. This means making it easier for them to get around the downtown.

Comment

I've lived close to the downtown core for over 40 years and I'm glad to see such a turnout for these meetings.

Comment

I'm a high school dropout like Mr. Caplan. I have seen a lot of mistakes being made over the past 17 years while I have been downtown. I think the Mayor's plan for reassessment is number one. However, I do not think beautiful buildings attract people downtown. Mr Caplan referred to Queen Street West in Toronto. He is right it has nothing to do with beautiful buildings. It has to do with the quality of merchants and ultimately the appearance of the downtown. I don't think that anything else can influence people to spend more time here. I really don't think that the large signs or the conditions of the upper floors of the buildings is going to make any difference. I would like to see angled meter parking return to King Street and more meter parking on the side streets along with reassessment. I would like to see much more police presence in the downtown. These three things will hopefully start at least some people thinking about doing business in the downtown. I don't know how to say this but without merchants downtown people are not going to come down.

Comment

I've been unable to attend the previous meetings but I believe we can take some simple steps to alleviate some of the problems. I am an active member of the community. As an experiment could planning go around the downtown core and remove some of the graffiti? During the autumn I walked around and there was a disgusting mess especially around the door of the Fire Station Office. There was much more than a two day accumulation of litter. I knocked on the door of the Fire Station. The door was locked. It is not fair to blame Traffic or Works Department, they do the very best it can. The litter problem must be solved. Only nostalgia can save the historical buildings. They would prevent our city from looking just like any other uninviting city.

Response

I gather you are reading this. You have made a couple of good points: beautification, keep the downtown tidy, various ways to clean up the poles, the need for more public seating. These are some of the points that have been raised to make sure our downtown really is visually and aesthetically comfortable to be in.

Comment

I think we need more parking. We have been shouting about this parking for a long, long time. Just like Marvin Caplan says: "call your alderman". I don't know what good it is going do. Call your alderman, call your mayor. Downtown businesses everyday are crying, businesses are closing doors. How are you going to bring them back? They're gone, they've vanished, they went somewhere else, especially the malls. Who wants to come downtown and park his car and pay $4-5 parking? Who wants to do that when they are offering you right at the malls free shopping and free parking? This is where we have to pay - free parking and policing. Let's start

from here. This is not all the solution but maybe this is the start for us though. Maybe now the City will start to deliver parking coupons. Nobody knows about it, they haven't been advertised. Every small thing when you add them up will help.

Comment

First of all I would like to say that I support some of Mr. Caplan's ideas. Basically we are seeking a people based solution. First of all some people are dubious as to whether we have a downtown core? Or if we know where it is. I think in terms of definitions - Hamilton is quite fortunate to have a clear historic centre, architecturally at least, around the downtown core. We do have a civic core which is largely Main Street - the federal building, City Hall, the old library, the new court house. I think we have a very well defined core but it is underused. The second point is that there are basically three forces that dominate when you talk about whether people will come. First, market forces and that's where we turn to a people based solution. By all means encourage any amount of housing in the downtown because the more people you have, the more you encourage activity downtown. It is also going to encourage quality merchants. Transportation - it makes me chuckle that I have been spending a lifetime complaining about one way streets and only this year have I come to realize that our traffic department did too good of a job. Perhaps parking on the streets is a solution. The third force is obviously taxation. One being offered is perhaps reducing taxes in the downtown core. Perhaps an easier way of selling the job would be let's equalize the taxation. If a business is a business, tax them all at the same rate, whether they are downtown or on the mountain. The idea is that you tax 100 square feet in downtown or at Eastgate, your rate is the same. A hundred square feet of parking lot at Eastgate should be taxed the same as a hundred square feet of parking lot downtown. I would even go one step further and tax parking space at a set minimum business rate. I believe that it would discourage the tearing down of buildings.

Comment

Mr. Moderator, I agree that Mr. Caplan has identified the two problems. The one is the worsening situation of business in the downtown area. The second one is what to do about attracting people to come to the downtown to shop. For the first problem I would suggest that when you go home all of you fill your sinks with water and then pull the plug and watch what happens to the water as it spirals down. It keeps going faster and faster and faster and that is what is happening to the downtown business community insofar as I can determine. That bleeding has to be stopped. I have no great magical solutions. Reference has been made by Ann Vaughan about parking costs to try and encourage people to drive downtown and park. And about the various methods to try and encourage people to return to the downtown core. I believe that the first thing that must be done is that the hemorrhaging of the downtown business community must be stopped. I can't tell you how that is going to be done. But I am telling the businessmen who might be here tonight "please hold on because I am sure that help will be coming". I can't tell you from where but I can tell you that once it has stopped that just immediately south of the downtown and the south of the City Hall there are thousands and

thousands of people living in the Durand neighbourhood who are just waiting to start shopping downtown again. They are not doing that now. My wife tells me that she is aware that many of her friends say "isn't it sad that you no longer walk downtown to shop or take a bus, they go to the shopping malls on top of the hill". If we can find a solution to correct the bleeding of the community of the downtown core you people can be assured, so far as I can determine, that you will find all of those people returning back to the downtown. So don't give up.

Comment

What I've noticed tonight is that everybody has touched on the main subject and that is people: drawing people into the centre of Hamilton. There are two problems that I think that are irreversible as far as the shopping in the downtown. There seems to be shopping malls around the core. They take all these retailers away from the core. They have free parking. This a problem that is irreversible. You are not going to change it: it's fixed. People are going to shop at Limeridge Mall, Centre Mall and Eastgate Square whether you like it or not. Downtown has the same stores. People will not come downtown and pay for parking so they can shop at the same store. Another problem which is irreversible is the Skyway Bridge. Obviously we can't change the Skyway Bridge. We are drawing all our traffic away from Hamilton to Toronto from the States. I mean hundreds of thousands of cars are travelling over that bridge. They are obviously bypassing Hamilton. Before that bridge was built I'm sure traffic had to go through Hamilton to get to Toronto somehow. But that is also a problem because traffic should find its way back into Hamilton. The first gentleman who spoke touched on the subject that I want to talk about: finding some sort of attraction to Hamilton. I feel that most Hamiltonians don't see a casino as a solution due to its corruption and so on but I would like to talk about what the rest of the world is doing. Like for example, New York City. There is a beautiful landmark there that people can visit, it is the Statue of Liberty. There is London which has the Buckingham Palace. It is an attraction that draws tourism. We need a visual attraction. A casino is not going to do it. Copps Coliseum is not going to do it. We need something that people want to come and see. They are going to be coming from Buffalo on their way to Toronto. Part of their tour route is going to be coming to Hamilton. Whether or not we like it buses are going to stop here. There will be thousands of tourists a day and they are going to shop in your downtown core. All the businesses are going to want to be back in the downtown core which the people of Hamilton are not supporting. I run two parking lots in the downtown and I have people coming into them and complaining about $3 parking for two hours. Now if you expect us to survive on anything less, then get smart because $3 for two hours is ridiculous. I was in New York City the other day, I paid $6.45 American for the first hour and there were thousands of people looking for parking and they were paying the price. It has nothing to do with parking. Parking is not the subject. It is drawing the crowds into the city. Another problem that the city is not helping the core or helping itself is the Hamilton Tigercats. We can't even afford promoting and investing in our own football team let alone improving the downtown core. So I believe that we need some sort of visual attraction to get other people who don't live in Hamilton to come into Hamilton and spend money because the shopping malls are taking all the business away from the core and you are not going to change that. It's very hard to do.

Comment

I was born and bred in Hamilton. I have a few questions I would like to know why we haven't considered street closures and more cafes. People like to shop, they like to eat. They like to stop and have an expresso or cappuccino or go to a Tim Hortons for example. So I know that there are places. We have the Granada and Grape and Things across the road and that most certainly brings people. Has there ever been a consideration for a trolley? A little train trolley that picks up people and drops them off at various points: because we have Queen Street, we have Hess Village, we have our Pier 4 which is by the water. We also have Wellington Street and King Street where we could really think in blocks of a collective type of stores and cafes. Because you hear people say I work all week, I want to go shopping and I want to have lunch somewhere. I personally don't care that much for malls because they are indoors but there are people who like the malls so that might be a suggestion. The Bank of Montreal and some of our older historic buildings: what about a museum as a focal point? People travel to Florida to find out that we have one of the best systems with our Convention Centre, our Football Hall of Fame. I'm hearing this from Americans who travel. We really are down on ourselves. As for parking I drove a friend to the airport. I parked at one of the metres at the departure level it was 25 cents per minute. I just about died. One loonie purchased about seven minutes. Let's try to bring people in and keep them here but allow them the accessibility of bringing their car so that people from Ancaster and the outside will come.

Comment

I'm fortunate enough to own a Kentucky Fried Chicken location in Hamilton and I was born and raised here as well. I also went to McMaster University. I would just like to reinforce a couple of things that have been said here tonight. I think the gentlemen is right when you lose parking and when you lose stores in the downtown they are going to go to the malls. You are fighting a trend. What we have to do is think of some ways to get people down there and someone mentioned a casino and someone else mentioned a draw. I think we have to find out what is the draw. I wouldn't rule out casinos by the way. Gaming in Canada is going to be huge. It is big in the U.S. right now and I know it has a negative stigma to it but you have hotels in Las Vegas which are family oriented facilities. I would like to talk about the tax structure for a second. I am fortunate to have a number of locations in the Stoney Creek across from the Fiesta Mall, Queenston Road across from Eastgate, I pay $8 a square foot. It doesn't make sense. At Queen Street and Dundurn I pay $9 a square foot, downtown we pay $23 a square foot. The relativity of the tax system makes no sense whatsoever. We had to close the downtown location this year because it wasn't viable anymore. When the post office was there it was. We sold that business a couple of years ago. The tenants were just not prepared to wait it out. I know people are saying "wait it out". Wait it out but the business people downtown are only going to wait it out so long. We've talked with realtors and they suggested that we take that building that was built in 1978, a new building and tear it down and make a parking lot out of it. That's what I'm hearing tonight. But I certainly do not want to do that. We have to come up with something and we have to review the tax structure and parking is a problem for sure. If we want people to come downtown

we have to address the parking problem.

Comment

I'm a communications expert. One thing I'm hearing tonight is that there is a terrible lack of communication among ourselves. I keep hearing people saying that one of the biggest problems is that people are going to Limeridge to shop. Why don't the merchants downtown start thinking of themselves more in a way that malls think of themselves? Start banding together as merchants, start offering services, offer day care services to shoppers, offer coupons to shoppers, put out a publication or communication city-wide to let them what you offer collectively. You have to stop thinking about your individual needs, strengthen your collectiveness and start thinking more like your competition. Start thinking like a mall merchant.

Comment

John Johnston, Ward 2. Two areas that I would like to raise. One is naturally the schools. We have public schools here in the downtown. I'm thinking of Central School. The oldest building in Ontario of its kind and absolutely first rate. There is space, the entire upstairs now is being renovated. We have room for children but we want our people. I see vacant space not in the Durand neighbourhood but to the north of the downtown. That's open space that can be redeveloped. I would like to see people in there. These are the people that will walk to the downtown shopping areas and make it a people place. We have the Sir John A. Macdonald high school, one of the best in the city, right here in downtown. The other area is the churches. We have some of the finest buildings in this part of Ontario in downtown Hamilton. At McNab we have the finest stained glass of Scottish origin in North America. We are not making use of these buildings for concerts or programs during the week that will bring people down from the outskirts. They come on Sunday to these downtown churches but they are not drawn. I would like to see a much closer relationship between the church organizations, the community organizations and the business organizations because we are all in this together.

Comment

I'm a partner in graphics supplies. The taxation situation I think is our main problem downtown. I think we have had a good example of that. Mr.Caplan says part of the problem is that if we lower the taxes in the downtown we have to raise them elsewhere. What are we going to do with some of these taxes downtown? As it deteriorates and it empties out there are less taxes come in. So I think it is a vicious circle. Eventually the taxes will have to be spread out. I think that is one of our main problems and until we address that nothing is going to change. If we don't give people who own real estate an incentive to do something, nothing will happen. Right now there is no incentive whatsoever to go downtown and I think that is something that has to change before people will come downtown.

Comment

Everyone keeps talking about taxes. In business we have to compensate for a dollar lost but if you are offering lower taxes you are obviously going to get people working which will increase the income tax revenue and the business tax. I'm not sure what everybody pays in the business taxes but I know I pay a lot. For example, for 20,000 square feet downtown I'm paying $12,000 a year and that's just vacant land. If it is a problem of how long it'll take to fix the tax base put a time limit on it: make it ten years. Freeze it right now for ten years. I guarantee you that in ten years people will be taking advantage of that low tax to the maximum.

Comment

I would just like to comment on the parking program. It needs to be widened, it needs to be spread and much more publicity about it around the city. I know from my own store, I own the Livingston Furs, I try to give out extra coupons just so people come and shop downtown and use it. Maybe someone could answer how this program is being regimented, where we are at with that program right now?

Comment

Yes more can be done with the program. The difficulty with it is that we have told our parking authorities it must make a profit. We are now doing something that is very unconventional. The number of merchants buying coupons at twenty five cents a piece is very limited. The problem is that there is nobody left. We did a lot of the things that you are asking us to do. The difficulty is that you are talking about symptoms. Parking is a problem now because the stores are empty. It is also a question of competition. We have a situation now where it is cheaper in dollars to drive downtown and park than it is to take the bus. You can park all day in downtown Hamilton for two dollars. It costs more than two dollars to take the bus. You also have a situation where the merchants pay for the parking and where it includes parking, parking rates for $1.35 and $1.10 a half hour. You can park downtown for all day one block away from the core in a private lot than you can for an hour in places where there is a high turnover. The difficulty is that it is not simple. If I owned a parking lot that was empty I would lower my prices because something is better than nothing. The parking lot owners will tell you we've lowered our rates and we are still here but if you're rate of return is going down, you are not making money. This is why people don't stay in business in the downtown core. People are in business to make a profit. If you can't make a profit, you leave. We also have a problem - it is inappropriate for us as a community to subsidize our parking, which you all pay for, in competition with someone who bought a parking lot. Now there is a problem there and it is a problem of what and how it is solved in as clear a way as possible. Now Mr. Baker, the head of the Parking Department, gave consultation to the regional councillors and aldermen are talking about finding ways of making it less expensive to park for the short term. But I already answered your question. Why are not more merchants doing it? Because the merchants are gone. By my quick and dirty calculations 40 stores have closed in the downtown since 1987. The base of who is going to pay for it is

going. Everyone thinks how wonderful it is to own a retail store but some of us in this room would be happy to tell you that business is about debts. It's not easy stuff to do and that's the reason why people who have good jobs don't have clothing stores. Entrepreneurs are people who have found a way to make a living at odd jobs. The money is not there. I want to talk about one more thing and that is our vision of downtown. One of the things that we have to do is rethink what our vision is. We will never again have a downtown lined with stores. We may have if we are smart and if we are lucky and everything goes right we may be able to keep people in the downtown core. The store fronts will not be stores anymore, they will be stores and services. So what you may find is insurance agencies, travel agencies, etc. One of the difficulties is that solving this is very, very, very risky. Someone said to me the other day "you have to have a vision and you have to take a chance". I wasn't on City Council when Gore Park was changed but you want to remember the kind of flack that those councillors who had vision took when they changed Gore Park and it didn't quite work. They tore these wonderful big oak trees. I found out only two days ago that oak tree was hollow and it had to come down anyway. But that didn't get into the story. Some of the stuff that we should be doing is risky. Share the risk.

Comment

Are they going to keep the parking heart program going?

Comment

The parking heart program if my recollection serves ends in March 1995.

Comment

How much more is the City of Hamilton prepared to pay in taxes so that ten merchants or twelve merchants and ten service providers can give a dollars worth of parking for twenty-five cents? It's not easy because the parking authority is responsible for a dollar for a dollars worth of parking. We gave away to help merchants in the downtown tens of thousands of dollars of parking coupons and we are up against budget constraints that are mind boggling. This is 1995 wait until 1996 when the social contract ends. We haven't had any significant increases. Hamilton has the lowest increase in taxes in the last ten years of any major municipality in Ontario with the exception of Ottawa. My predecessors on council have done a great job of keeping taxes down as a whole. Now you are spending more of your money to subsidize parking in the downtown. I think that is a good idea as a merchant who has a store downtown but I'm not sure what I think when I put my alderman's hat on. What do you think? What does the City of Hamilton think about spending more tax dollars to keep merchants stores full in the downtown core? I don't know. Tell me what do you think. Should we take your money and subsidize people who drive downtown to park and shop for short periods of time? Some of you said no.

Response

I'm going to use my moderator's role here. We have a question asked here and I'm waiting to get a yes or no answer on how many people would support it. Could you please repeat the question.

Comment

The question is whether the City of Hamilton would support subsidized parking?

Comment

We don't need to subsidize parking. Put angled parking from Wellington Street all the way to Hess Street and on Main Street and King Street. There is no parking there now. There wouldn't be any need for subsidized parking. How many people are prepared to spend ten minutes more driving home at night?

Comment

Write letters to every alderman saying "I'm prepared to take more time to get home".

Comment

Look at St. Catherines Street in Montreal for an example. There's parking on the streets.

Comment

Are you recommending that we should slow down traffic in the downtown Hamilton?

Comment

I have a question. Why do we have to spend tax dollars to subsidize parking downtown? I thought that if someone is coming to downtown and pays for parking that money is coming in? Why is it costing tax payers money?

Comment

Because of the merchants' margins today. I don't know if you saw the papers the last two days but Dylex, really smart merchants, are going bankrupt. Retail in North America and particularly in Canada is tough. No one is making any money to pay for it. So if the merchants can't pay for it and you want the merchants to survive, what you are saying is "we don't like empty stores" but do you really want to subsidize private enterprise? I don't know. The answer is you're right, if there are no stores and people aren't there you are not getting business out of them. On the other hand it's a tough sell to explain to somebody, a little old lady who lives in

her house on her pension that she is going to pay more to keep Marvin Caplan's store open.

Comment

I still don't understand why we have to subsidize the parking.

Comment

Because we have a policy in Hamilton that says you cannot run a parking authority without making a profit. But what do we do about people who own parking lots? How do we say it is okay for a public enterprise to compete with private enterprises.

Response

I think at this stage, we've had a pretty lively discussion and it is not often that the keynote speaker can actually close. I think this is a good time to draw a close. I think again we had a reminder that we have a vision of the city for the future and from this vision we may end up with a different type of city than we now live in. The downtown may change. It may not be the downtown that we now have. It will still be a vibrant downtown, a people's downtown but not necessarily the same as before. We all have a stake in its future and I think everyone here tonight is playing a role in this. The discussions will carry on no doubt. That will give us a better opportunity to fashioning the type of downtown we want. I would like to thank everybody for their participation and the next forum will be on Thursday, February 16 and the theme will be on neighbourhoods and people living in the downtown.

PLEASE SIGN IN

Name	Address	Postal Code
Mary Pocius	Int Village EIA 191 King E.	
Eric Campbell	274 ROBERT	L8L 2R4
KEN COIT	95 ARKLEDUN. AVE.	L8N 2H4.
KONSTANTINE TAKIS.	42 MAGNOLIA DR.	L9C 5T1
mary Martin	286 downsview Cres E	L9A 1W2
Ted Cain	12E Flat A ve	L8P 4N3
GLEN M SWIRE	1645 MAIN ST E HAM	L8H 1C7
Ni Jadan	7 Davidson Blvd Dundas	L9H 6Y7
SINISATOMIC	1110-44 GLEN RD.	L8S 4N2
Peter Bent	Jones St 1.6 pt.	L8P 3A3
Nick BUSIJA	111. Edgemont St N	L8H 4C9
Paul Seferian	17 John ST- N-	L8R 1H1
Ibrahim Akyildiz	270 King St West	L8P 1H9
Paul Cannon	34 Ontario Ave	[illegible]
Jan Bell	182 Cline	L8N 2P1
Angelo Mazzuca	20 King St E	L8N 1A4
Ray Fitzsimmons	27 John St. DOWNTOWN EIA	L8R 1H1
Sgt DAVE LONG	H.W.R.P.	
Wm J. Mulcahy	64 Charlton W.	L8P 2C1
Sheila McCrack	64 Charlton Ave West	L8P 2C1
Don Jaffray	255 West Ave N. Ham	
RUTH HATHAWAY	20 Bell #3 Ham	L8P 1T2
STAN RATH	216 KING ST W. Ham	L8P 1A9
L NIGRIS	95 Ardelia	[illegible]
BRYON ROBERTSON	65 DARTFORD PL.	L8W 3V8
Bill Zolis	73 King St East	
Beverley Glenday	2 Robson St #1703	L8P 4V8
Wade [illegible]	[illegible]	527-0832
Frank Fleming	201 King St E #6	L8N-1B3

PLEASE SIGN IN

Name	Address	Postal Code
John Sakala	5C Bendale Ave.	L2P4H3
Gord Jackson	4-1439 Wondale Street	L8L 7C1
K. FINLAY	28 KING ST E.	L8N1AA
Antonis Gudinskas	121 Robinson St.	L8P 1Z3
	34 Ontario St.	L8N 2X7
	19 JOHNSTON	L8S 1H1
GEORGE LEMAICH	95 KING ST	
MARGARET TAYLOR	203 ROSEMARY LANE ANCASTER ON	L9G 2K6
Gerry Kennedy	CAPIC & MH Real Estate Board	
Jaye Yakimy	55 East St Dundas	L9H 1P2
JK Lauck	64 KING ST E	
Louis Robin	62 KING ST E	
DANIEL YUNG	121 King St. East	
POWER DRUG MART		
[illegible]	20 [illegible] St.	
Agostino Ammendolia	285 King St E Hamilton	L8N 1B9
SCOTT MALTMAN	213 FERGUSON AVES	L8N-2N2
BILL McCULLOCH	City Hall	———
JIM DRAKE	141 CATHARINE ST. N.	L8R 1J5
BILL REDEIACK	79 JAMES ST S	L8P 2Z1

CAPIC PUBLIC FORUM ON DOWNTOWN
Thursday, February 16, 1995
7 p.m.
Hamilton Board of Education

3 in a Series of 4

Sponsored by:
The Central Area Plan Implementation Committee (CAPIC)
and
Environmental Health Program, McMaster University

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WELCOME AND INTRODUCTIONS

Russell Elman, CAPIC Chair

My name is Russell Elman and this the third downtown forum organized by CAPIC and the Environmental Health Program. This is an interesting venture in which the McMaster University Program, chaired by John Eyles and a City Planning Committee, an advisory committee, have jointly decided that it would be useful for us to convene a series of meetings and forums whereby the public are able to express their views on a major issue of our city which is the well-being of the downtown. And tonight this is a meeting related to the neighbourhoods and the neighbourhoods in downtown. And my opening remarks are going to be very, very brief. I believe neighbourhoods mean people, people who live in the downtown area. We have close to 30 thousand people who live in the neighbourhoods which surround and include the very centre of the city. It's a large population, it's more than 10% of the City of Hamilton that live within half a mile or 900 metres of the centre of the city. I think the people who live in the area have a major stake and sometimes their voices are not heard. I know that we have many community representatives in our meeting tonight. We have at least one alderman, Alderman Caplan who spoke very eloquently at our last meeting, members of the City planning staff and members of the neighbourhood associations. I'd like to welcome you all, I'd also like to make a plug for our next forum the wrap up on March the 23rd, also a Thursday in this room at 7:00. We will try to put together some of the issues and from there CAPIC will take everything you've said and try to draw up a strategy dealing with the downtown. And I should say in concert with the Mayor and the Mayor's initiatives for the downtown which are also progressing. So I'd like to pass the chair over to John Eyles who will be the chair for the evening and he'll introduce our guest speaker.

John Eyles, Chair, Environmental Health Program and Member of CAPIC

Thank you Russell and welcome everyone. As Russell said this is the third of the forums that we have been organizing jointly. This one is about neighbourhoods and I heartily endorse what Russell said about neighbourhoods being about people. The downtown is about people of course and unless people use it to shop, to do business and to live then our downtown, our central area will just die. It gives me great pleasure to introduce our guest speaker tonight, Helaine Ortmann. Helaine is president of the Stinson Community Association, she's also a member of the Citizens' Advisory Committee to the Regional Police Force. She's played an active role in the development of community partnerships for safe neighbourhoods. Helaine will give us her vision of what neighbourhoods in the downtown mean and after that we'll open it up for questions and a general discussion that we can try to capture in note form. And as Russell said report back to City Council and other interested parties. So let me welcome Helaine Ortmann to give us an address.

Helaine Ortmann, President of the Stinson Community Association.

I would like to thank CAPIC for giving me the opportunity to speak tonight.

By day I work as a support staff officer for Contract Training Services Division, Mohawk College.

By birth and by choice, I am a Hamiltonian.

Community Involvement:

Stinson Home and School Association President (involvements: Nutrition Program, child and pedestrian safety (Kidestrians), glue sniffing, issues of well-being and advocacy around parents, children and education, Centennial, school violence & safety; Stinson Community Association Co-Founder and President (involvements: community-based policing & safety, Night Out Festival Committee, Community Basketball Clinic, Citizen Advisory Committee for Division 1; property standards; architectural & heritage vigilance; advocacy for citizens; liaison with government officials at all levels; integration of violent offenders into the community - establishment of Working Group.

Community Activist: participant, doer.

World View: ecological - relationship-oriented, holistic

I am not a planner, architect, expert, politician!

- hands-on learning from the neighbourhood classroom
- observations
- no solutions or answers - not even sure they exist in this present economic, political, planning climate

Members of the audience were asked to introduce themselves to each other (by name and neighbourhood).

Downtown Neighbourhood Street Level Observations by Gut, Feel, Campaign Observations: A Day in the Life of the downtown neighbourhoods.

We range from the unemployed to the underemployed to the working class to the professional to the skilled tradesperson; from the controlled to the controllers; we live at Boardwalk and Park Place to Mediterranean and Baltic Avenues and sometimes we go directly to jail; our architecture ranges from majestic Victorian stately to urban highrise cluster, from mansion to cozy coach house to condemned; our eating habits range from rice to humus, gnocchi to bagels, perogies to haggis and more; we cross the spectrum from people who contribute and commit to their families, property, street and community to people who are indifferent, disrespectful and

downright destructive; our environment houses precious greenspace and polluted industrial wasteland - in a word, we are an ECLECTIC VILLAGE OF NEIGHBOURHOODS.

I see and hear the advertising for the MEADOWLANDS of Ancaster; I would say we are the HEARTLAND - the pulse of the city and the heartbeat of the region.

Are we like every neighbourhood?

. Rhetorically - on the soapbox, yes
to prove a point, yes
for solidarity and bonding purposes, yes
same rights as, yes
according to the campaign brochures, yes

. Emotionally - when pricked, we all bleed
when neglected, abandoned, ignored, we bristle
when we achieve, we all celebrate

Are we like every neighbourhood? NO!

Declaration of Bias, Conflict of Community Interest, My Central Core Agenda

Differences: Unique Self-Image/Stereotype

1. anti-urban sentiment and mythology of big bad city, evil of the city and downtown - the suburban "solution"
- typically, not where the Waltons want to raise the family - GO WEST, YOUNG MAN mentality to the Meadowlands/Ponderosa expanse of the Silvestri home (see picture) -- page 4 The Shape of the City, Toronto Struggles with Modern Planning by John Sewell
- page 76 A Better Place to Live by Philip Langdon
- page 84-85 A Better Place to Live

2. neighbourhood specific poor self-image: before/after Stinson article/North End article/Economical Mutual article/Streets of Fear, Carter Park

3. core self-image - we can't win for losing - don't want to shop downtown because of unsafe and unsavoury surrounds and don't want to settle in neighbourhoods because they circle an unsafe, collapsing core - inextricably bound - symbiotic relationship between the core and the surrounding neighbourhoods - 2 organisms that live attached to each other - mutually advantaged; mutually disadvantaged - see article headlines on the downtown/Toronto Life - any planning for the downtown core has to have an eye on impact on neighbourhoods - (united we stand, divided we fall) - reality is that neighbourhood residents need we to do business and bring business into the core -

especially now with impact of malls - downtown core more than ever needs neighbourhoods - cannot compete with other shopping areas - more than ever to capture the surrounding market - BACK TO THE FUTURE MENTALITY - the solution for the downtown core must be the neighbourhoods

4. more on self-image: see chart (distribution of beds and units by community and type of facility) - the downtown has taken a hold of its social responsibility to its own detriment - it has reached out and provided the region with social outreach the weight of which has had severe effects on the neighbourhood and the downtown - one might conclude upon reading and analysis that downtown Hamilton is the only dysfunctional part of the region - GO WEST! GO SOUTH! GO ANYWHERE BUT DOWNTOWN HAMILTON!

5. issue of safety in the downtown neighbourhoods & core - we do need more attention because we are the inner city - police report cards detail the reality that we know the highest risk factor for crime in the region - UP WITH COMMUNITY-BASED POLICING; STOREFRONTS, CITIZEN EMPOWERMENT AND INCLUSION

6. So fare we have been the STILL, SMALL VOICE - everybody else makes decisions that affect our downtown fate - off-shore money is poised to alter an existing northend neighbourhood - the fate of our downtown Lister Block lies in the hands of a Toronto developer - how many times do we wrestle with problematic situations on our streets only to find out that out-of-town investors are inaccessible to us to problem-solve and be accountable - it's time for the downtown voice and needs of the downtown neighbourhood to be heard - when we look at the composition of city councils, what we see are 8 wards, 16 councillors and a mayor + however a myriad of regional councillors we realize that in fact there are many outside hands are involved and engaged in the decision-making and policy-making and breaking of the downtown - making decisions about downtown Hamilton - isn't it interesting that mountain alderman Bob Charters is involved in the citizen committee SHAKEUP that affects the well-being of the downtown and its citizens - the majority of targeted committees just happen to be those in the central area.

Way of Doing Business

1. Collaborative

2. Positive and Respectful - e.g. disdain over RVs in driveways - we wish we had driveways!

3. Proactive

4. Community-driven and based

5. Entrepreneurial, innovative, independent, resourceful

Need for a New Way of Doing Business - Need to Restructure, Retrofit

1. Say NO! (EXPANSION OF PERSONAL AND COMMUNITY VIEW)

2. Say equity - downtown neighbourhoods host the lion's share of the community's social burden - SHOW "HALFWAY HOUSE BROUHAHA" - I have to look at the neighbourhood of my youth and say to my parents, friends and neighbours in West Hamilton that it's time to wake up and smell the roses - similarly we can say to our elected officials that it's time to exert the political will necessary to further this agenda - it's time to don the mantle of social responsibility - not only for the people in need but also for the overburdened core -

3. Say NIMBY - GO TRAIN - I acknowledge the irony in this comment because I just lambasted my home neighbourhood for doing that very thing, but you have only to review the data to see that the downtown core is saturated and groaning under the weight of its social responsibility -

4. Be militant, passionate and demand respect - TIM HORTON'S COFFEE CUP/recreate the Peter Finch Role in Network - "I'm mad as hell and I'm not going to take anymore"/to rowdy neighbour at 1:00 a.m. - "My name is Helaine Ortmann and we have an Association and we've worked for the past 4 years to develop this neighbourhood..." -

5. Stand firm and advocate dignity, integrity, heritage for the downtown neighbourhoods in terms of URBAN DESIGN and PLANNING - see Fearman House, Cathedral, Lister Block, swath cut by Clairmont in Stinson - TRAVELLERS THROUGH DOWNTOWN NEED TO FEEL THEY ARE SOMEPLACE, NOT JUST IN TRANSIT BETWEEN DESTINATIONS - we can't keep paving paradise!!!!!!

   DON'T IT ALWAYS SEEM TO GO, THAT YOU DON'T KNOW WHAT YOU'VE GOT TILL IT'S GONE

6. Set priorities - think planning, not marketing! - away from bigger is better, warehouse/bulk mentality - HAVE TO START REMEMBERING AND RECLAIMING THE VALUE AND NECESSITY OF COMMUNITY COMMERCE AND INDUSTRY - are we patronizing community shops and merchants? are there indeed any left to patronize? we have to be careful of development for development's sake - re-value planning function in community life: - no point in commercial zoning when retail section of downtown is bigger than what it needs to be, than population of downtown - imbalance, - perhaps zoning by-laws need to be reformed, - educate people to the zoning by-laws and their impact on their neighbourhood lives *and all this in readable English!!!!*, - neighbourhoods need high level of mixed use in order to re-establish

residential neighbourhoods in the downtown, - no neighbourhood left in the downtown - being gobbled up by parking lots, in the name of servicing the large office towers and large commercial areas - Pave paradise and put up a parking lot - when downtown is torn up, neighbourhood is gutted

REVIVING MAIN STREET

We are all struggling ... see Grimsby article

- urban design planning that will encourage the return of the gatekeepers - those commercial and residential people who will establish roots in the community, raise their families to go to community schools, operate their businesses and involve themselves in the fabric of the community life - nurturing the gatekeepers will stabilize the downtown core, make it a more viable and attractive place to be, live and play, work and shop - planning that will eliminate instability in neighbourhood, dramatically troublesome turnover standards -

- recreation - our parking lots, neighbourhood streets, alleys are the Muskokas to the core children - need to look critically and responsibly at greenspace availability, recreation facilities and plug in amenities for children allowing them to choose healthy lifestyles so they don't become downtown urchins and mall addicts

- transportation routes that do not destroy - we pride ourselves on "record time" - we have an A to B mentality - perverse glee in making all green lights but what does that do to the pedestrians and the streets within the community - what happens to a neighbourhood when neighbours are isolated and alienated from each other because they can't cross or it is too unsafe to cross a 6 lane highway to buy a loaf of bread or borrow a cup of sugar - what does it do to the independence of our community children when their parents feel it is too hazardous for them to visit their friends elsewhere in the neighbourhood - why is it that the people in the downtown should be penalized or made to suffer so that someone who lives out of the city can express their way to Stelco to work? - what does that do to the downtown core - we've created a way through, where we are speed thoroughfares - what needs to be slowed down and stopped, made pedestrian, user, shopper friendly - we need to stop gutting and carving out the neighbourhood for parking lots and freeways - how do we strike the delicate balance between catering to our corporate controllers and nurturing, sustaining the rights and needs of neighbourhood citizen and community

- true implementation of public input and consultation, foster and create planning that does not place the community in jeopardy/make it defensive/fosters us vs. them - not the "dog and pony show" in delegation presentations - dismissal of citizen input as amateur, peripheral, bothersome, threatening

- priority on the citizen and rewarding the downtown citizen - my campaign experience on the downtown streets, particularly the northern downtown streets - my feeling that they

were the final frontier, the final holdouts - that they needed to be acknowledged or rewarded simply because they continued to live in an area otherwise devoid of community - surrounded by industrial wasteland - my feeling that they were living where no one else would want to live either because they continued to feel rooted or because they could not afford to go west, flee to the sururbs

INCENTIVES

AFFORDABLE PUBLIC TRANSIT; AFFORDABLE CORE PARKING (the very thing that drives many of us to leave the downtown and shop elsewhere); PEDESTRIAN SAFETY AND COMFORT LEVEL (TRAFFIC CALMING DEVICES; BUFFERED CURB PARKING/REDUCED SPEEDS/REROUTING OF HEAVY INDUSTRIAL TRUCK TRAFFIC - VICTORIA AVENUE, WELLINGTON, ALONG MAIN & KING (wondering whether or not the truck with steel coils will actually be able to stop at the stoplight) (AM I SAFE?) (rumble of the trucks) (DO I WANT TO WALK MY BABY STROLLER DOWNTOWN?); ENCLOSED BUS SHELTERS/PLEASANT STREETSCAPE/DRINKING FOUNTAIN/your favourite topic and mine: availability of DOWNTOWN public washrooms)

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QUESTION AND ANSWER PERIOD

John Eyles

Thank you Helaine for a passionate speech to us, which for me encapsulated some of the problems but the pleasures of the downtown and its neighbourhoods. I'd like now to throw the meeting open for comments or questions that you may wish to direct to Helaine or to each other so please feel free to speak as you want.

There are mikes at the side if you'd like to use them.

Comment

Well, we're here to talk so I guess I'd better get up and express my opinion. My name is Carol Towne and I'm here with 2 hats. One hat is that I live in the West end in the downtown core myself so a lot of what you're talking about concerns me and strikes a real chord. So I'll speak to that first. The other hat that I'm wearing tonight is I'm here representing a committee I sit on as a part of my work right now, and it is the Roomers and Boarders Committees of the Hamilton Housing Help Centre. I wish that someone, a homeless person or a person from that committee, were here to speak because in some ways I don't feel representative. But still I will speak for that committee and that group. A lot about it is misrepresented in the media. There are these myths of homeless people as being dangerous people or drug addicts or something. But if you look and talk to homeless people you'll see that is not the case. Many homeless people are people just like ourselves. Very often they are single parents with small children or they are people who have been missed out. But they are people who live all over our city including the downtown core. I think a concern for everyone is housing. We want people of all classes, ages, types to live in the downtown core and I think that people who want to live in cities want to live with a whole variety of people. We don't want to live in a homogeneous neighbourhood where everyone has the same income and the same outlook and so on. That is why many people choose to live in the downtown. We have to look at the housing stock and do things in our city to make the lives of all people better. So for Roomers and Boarders we have recommendations to implement property standard bylaws. But we have bylaws but the bylaws are not enforced. So I think we need to have responsible landlords. You're talking about landlords and I've experienced this: where who knows who the landlord is or if it's a numbered company in Toronto? So we would encourage in the process of city planning that the city invest like the province which is investing in non-profit housing, in co-op housing, in having people not being ghettoized but people of all classes living together. That is part of our vision for the downtown core. We certainly would be opposed to a revitalization process that encouraged extreme gentrification and the driving of people out of the core, who already live there. That has happened in many, many North American cities. We want everybody who lives there to be able to stay there and be served there. Where I live in Kirkendall neighbourhood our shops keep disappearing. It drives me crazy. I mean we had a post office that we could walk to. Where do we have to go now? We have to go to the Fortinos Plaza! You try to get in and out of there with

your life if you're older than 40 years old. And now it's going to get worse. We have our A&P being closed down. We don't have incentives in our neighbourhoods to keep shops there. If the city wants people and businesses to be there then they have to look at the property taxes. Downtown the property taxes are way too high. The City should be looking at encouraging housing projects to be put into properties that are already there so that we will have people, more people physically living downtown. Anyone who has access to a car and lives close to the core is going to go to The Barn where they can park and get their groceries and they are not going to go to the market. And I think that's a common thing. The same with the Library. We have a beautiful library downtown that again it's not as accessible because you have to pay the parking. So I think people keep talking about the problem of everyone driving to the malls and I completely agree with you that as citizens we have to make a commitment to our neighbourhoods enough to want to live there, but we have to want also everyone who lives there to remain there and to have a vision that includes people of all classes, races and so on that encourages this. And I think that the media, of course it's easy to blame the media, but I think the media does contribute to that and we should be talking with more pride about why we live in the core and why we want our city to be a liveable city. I don't know if I've properly represented the Roomers and Boarders Committee, but there's someone here from the Tenant's Association, so Diana I think you should get up and talk because for us housing is a very big thing and people talk "oh yeah housing, right". But if we don't have real policies and money that put non-profit housing in place then we could just have meeting after meeting and nothing will change. So, I rambled but anyway that's what I feel.

Comment

Hi. My name is Diana and I'm representing the Hamilton Area Coalition of Tenants Association and basically that's over 3,000 members we have and a lot of them are in the downtown area. Basically we want to talk about affordable housing this evening and what that can bring into the downtown core. Who is it affordable for? Is it just for the higher class who can pay for the condominiums that are going to be built downtown on Main Street or King Street, or is there actually going to be a King Street non-profit housing area where everybody can live? Seniors, single parents, anybody on social assistance can live there. Not everyone on social assistance has to live downtown, they can live anywhere where they want. It's just the place they pick. Also assessing housing needs, we have to ask the people who actually live downtown what they want. We can all sit around here and represent groups but having someone else actually go downtown and ask people what kind of living standards they want and to actually enforce property standards. Housing assessment needs to be done properly.

Comment

Hi. My name's Hal Costie from the Corktown Neighbourhood Association. We're here tonight to talk about not only downtown but, obviously our neighbourhood. That's what we're here for. And they both go hand in hand. I've been saying this for a long time "why is downtown dying?" To me it's family and it boils down to this here. When you go downtown, in your neighbourhood,

you don't see tremendous amounts of kids playing on the streets. So what happens here? You see stores closing, churches closing, rec centres closing, parks not being used. We have a tremendous amount of people but because it's an unstable neighbourhood, and I'm talking about Corktown, Stinson, Beasley - all the neighbourhoods downtown. We have too many high-rises which are choking off the Niagara Peninsula to us, the most beautiful surrounding area there is in the City. What we've done is we've chased the families away from downtown Hamilton. When you chase families away you chase stability away. Years ago when I was young if you lived downtown you shopped downtown. You knew the merchants. You knew the people that lived next door to you. If we are to survive, the Corktown, the Stinson, the Beasley neighbourhoods, we're going to have to be the setting and the downtown will have to be the jewel. We have social housing downtown: it's called our neighbourhood. You can buy, rent housing as cheap as dirt. But if downtown crumbles the neighbourhoods are gone. If the neighbourhoods go, downtown goes. I'll give you a prime example, you go to Westdale, beautiful little village, everybody loves Westdale Village. You go to Toronto, beautiful little village areas so to speak. They're all thriving, they have tremendous taxes, they have all kinds of problems there but they're all beautiful and they're thriving and you know why? Because the neighbourhoods surrounding them are gorgeous. Because families are there generation after generation. People want to live there, they want to move there with their kids. They want their kids to grow up. The schools are packed: ours aren't. So what I'm suggesting is that if you were to take Westdale and plant it where International Village is now, if you could somehow imagine doing that, it would die. It would die not because the stores in Westdale aren't successful but because the downtown neighbourhoods quite bluntly are stumped. And we're part of it. We've got some fantastic areas, I'm not moving. No matter what you do if you don't have that setting, the neighbourhoods that are stable around it with the greenery, the children playing hockey on the streets, going to the rec centre, the churches full, the school's full, people will just kiss it all away because it's not going to work. Downtown revolves around family and we got to bring the family back to downtown and that's one of the biggest things that I see. I know the City and probably the Region spends money on downtown Hamilton: "come and shop downtown". Well there's nothing wrong with that. I shop downtown as much as I can. But maybe we should be looking at promoting - as you were saying Helaine - the downtown neighbourhoods. We can buy houses cheap there. We have all the infrastructure that all kinds of neighbourhoods up on the Mountain have the desire for. We have a Rec Centre. I'm just talking about our neighbourhoods here. Central Royal is the best kept secret in the City. We have ice rinks, we have parks, we have fantastic schools we have churches of any denomination around us. We can shop downtown, we walk to St. Joseph's Hospital, we can walk to the General Hospital. We're on great traffic routes, bus routes, we have a lot. Downtown has more than any other area. We just haven't discovered it yet. We have to turn people's heads around and say this really is a great place to live. Look at what we've got, we've got everything. You can walk to work, take the bus. There are a lot of negative things but I have friends that live on the Mountain that pay a tremendous amount of taxes on their homes and every time they go to the corner store they have to get in their cars. They don't let their kids go out and play too far from their homes either. We've all got similar problems. But I think if we spent some money and actually spent it on advertising on the downtown neighbourhoods as a good place to live rather than just downtown core. If we

don't have that setting of Beasley, Corktown, Stinson, Durand, there's nothing. Whether there's tree planting programs or whatever, if that doesn't happen, then you could put a billion dollars in the downtown and people are afraid to walk to downtown or drive through, they're not coming. But there's a Ferguson Avenue redevelopment plan. There's a plan to put Ferguson Avenue from the top of the Mountain down to the bay as a bicycle pathway, a boulevard, heritage route, and by doing this we're connecting the parkway with the bicycle path on the railway trails. We're getting a tremendous amount of people in the Corktown neighbourhoods, the Mountain, Stinson - probably the most highly populated areas of the City - to naturally flow down. And where are they flowing to? To International Village and the downtown area and gradually to the bay and vice versa. So if they're going to spend any money they should really look at that because I think not only will it be a corridor that will help people on Ferguson Avenue but it will also expand out into our neighbourhoods. It will help not only Corktown, Stinson, Beasley, but the North-End neighbourhood and I think it's a win, win situation. So like I said the biggest thing is to get the families back in the neighbourhood and get people excited about the downtown neighbourhood because we do have a lot of fantastic things to offer. And you're right Helaine about saying this negative thing has to stop.

Comment

My name is Jim Drake from the Beasley neighbourhood and I don't want to dominate the conversation but there is a lot of stuff that has come up that I'd really like to talk about. It really started off with these people that have announced that they'd like to see affordable housing in the downtown. I'd like to start right there because I'm in Beasley. There is a population of 5,500 people and we went to the OMB 2 years ago. I don't have the current stats but the turnover at our elementary school - we have one elementary school - is 86%. Our middle school in Tweedsmuir had 74% turnover. Our income, average annual household income is $24,000 or less. 50% made $12,000 or less, annual household income. We have a poor transient neighbourhood, housing is immensely affordable. It galls me that the government would spend $149,000 per unit for development of non-profit housing when they could buy houses in our neighbourhood and fix them up for less than $100,000 (applause). Give somebody a $1,000, if somebody is getting welfare they get $1,000 a month or something like that, pay something back. Instead of paying rent to somebody you could end up owning the building. You've got some sense of ownership and it would be more affordable than what's going on right now. I've got nothing against housing poor people. I'm not afraid to say NIMBY in this case because we are the poor people in Beasley. Now about fear of homeless people. I realize this is a bit off topic but when we were developing Beasley park it's right across from a mission where a lot of homeless people come to get meals. (I don't know if they're homeless or poor or whatever). But about three years ago we had some guys come along and pick up a stone block and bash in a 10 year old girl's head and the result was the neighbours don't know who these people are. The police may know and social services may know but the average citizen does not. But the one thing for sure that they know is that they are not going to let their kids go to that park anymore. So they do present, whether it's proper or not, a problem. But to leave this, and I don't mean to bash on that. I'd like to go back to something Helaine said about people want to move away

from the downtown. And I don't believe that that's true, I really don't. The proof of the pudding is Durand neighbourhood. Durand neighbourhood right now has a population of 13,000. I'm not exactly sure of the numbers. The thing about the Durand neighbourhood is that it is beautiful. It has stately dwellings and stately trees that have been cared for. We have a population, because it is a desirable place to live and the population tends to be educated and affluent. And because it is nice people want to live there. So the demand is exceeding the space that's available. So you start to get high-rise development just because it's based on need. Perhaps the Durand Neighbourhood Association thinks they have taken on as much as they can, but it's a desirable place to be. It still is a nice place to be and I drive through Durand and it is pretty nice. Now, in the 1970s when they did the neighbourhood plans for the other neighbourhoods in the downtown, they thought there's a lot of high density zoning in Durand so if we do that every place else the population will just grow every place else. But it didn't work. Because the other neighbourhoods are not desirable. Take for example, Marina Towers, deluxe apartments by the bay with a view, great idea, right across the street from the Yacht Club, spacious apartments, right over the harbour. Nobody would go there because people are not going to be crossing over the road to live down by the harbour. We have the same thing in Beasley where there was an old factory site. They thought why don't we try to intensify the population? So we end up building a project called Robert Village and it's subsidized housing and, what I do object to is the masking of all that in one site. When we do something like that the proud homeowners that are next to it say "well now I'm leaving". They aren't leaving because they want to go some place else. They're being driven out because they can't stand the difference in attitude to life. That just happens to be a matter of fact. In our neighbourhood we have auto body shops, nickel plating factories, every kind of industrial use imaginable: we don't have the foundry, I'll admit. We have some of the most viable tracts of undeveloped land down behind the bus terminal on John Street between Hughson and St. Catharine Street from Rebecca down, almost to Cannon Street. And what galls me about that is that people will come and they'll tear stuff down. They can't afford to pay the taxes so they tear the buildings down. What's new is that people are starting to panic about it. For years people have gone to the planning department and rezoned their property, got a higher zoning on their property. They get the zoning, they refinance the property on the increased value of the land, get the money and go and develop in Toronto or Brantford or some place. We've still got a lot that's empty, its value now pumped up so high because of the profit's already been taken out of it that they can't sell it and nobody can do anything with it. To me this is crazy. We need to have sunset clauses on zoning applications. In other words if you don't build within three years you've lost your zoning and development deposit. If you're not going to fix it up, if you're not going to do it then we're going to not reduce the zoning but we'll also going to fix up the public part of the property for development deposit. So I think that's important. It struck me and a lot of us that what we need to do is fill in the pieces first. There are so many open gaps, sawtooth development. What we really need to do is fill that in with human scale development first. And then when you've got the place actually humming and you've got some historical lighting down the streets, and we're talking a long time here, we're not going to chase anybody out, we're not going to chase the homeless people out in two weeks or something, this is not going to happen. Get the whole neighbourhood built so at least there's some built form, boundary to boundary and it's only three

storeys: compatible with whatever is existing now. And then when people are going say "well, the downtown is really coming and it's close to everything and it's handy" and then you've got some pressure to intensify. Then you start to say now we need to go to six storeys, now we need to go to eight storeys, now we need to go to twelve, now we need to go to twenty. Because the demand to be there is there. But to go and put these projects in without the demand is just to build white elephants that actually have a net result of making it less attractive for the next guy to come in and put something beside it. So I think we should be working on a plan. We can talk all we want but I don't really see a plan coming forward. Five years ago there was supposed to be a Hamilton strategic plan, a five year plan, we couldn't afford a plan. You know we can't even afford a strategic plan for the city. We need a strategic plan for this area of the downtown. We're doing our neighbourhood plan right now. The strategic plan needs to be sequential. In other words you can't put up the twenty storey building until you've put up the four storey building and then you put up the eight storey building and then you put up the twelve. If you try to put the steps in place before their time you're not going to get there. You're just going to keep stumbling over mistakes. And I know that it was said before we shouldn't go over the mistakes. But so many have been made that it's absolutely essential that no more be repeated. Right now we have a proposal for a splendid cafe down by the CN, which is a big indoor mall. But remember how Jackson Square just vacuumed people off the street and we have no more street life. I can't believe that people would actually consider putting money into a project like that which is completely counterproductive.

Now, traffic. We were talking about the one-way streets and Main Street is 5 lanes, I think King Street is 5 lanes, Cannon Street is 5 lanes. Even the 401 which is 12 lanes doesn't have any more than 3 lanes in one spot going one direction at the same time. I mean we've got more than that racing through our neighbourhoods in four or five places and it's ridiculous. So from our point of view we'd like to see two-way traffic certainly in our neighbourhood. And lastly parking. I just don't understand why we don't have more of it. The one spot that is striking to me is just above Cannon Street, or Wilson and York, and when you're coming up James it's a left turning lane so on the other side it's a no stopping lane from 4 to 6, but nobody uses the lane. There's all those shops there but you can't even stop. I might be jumping all over the place but, when I came to this town in 1968 the population was 288,000. And now we're 1995 and the population is about 315,000 or something like that. So we've grown maybe 35,000. In the mid-60s we took over Barton Township and all the development since then has been from Mohawk to Rymal Road. So even though our population has grown only 25 or 30 thousand in the last 27 years the population of the lower city has decreased. Where did these people go? Well they're all up there. So now we've got the Ward Alderman from our own Ward telling us that we should go out and take over Glanbrook and Flamborough. I mean our representatives right here don't have a clue. I really question what are we actually going to gain out of this when there's not even any support to support for the core.

But to the credit of Mr. Caplan, he's been the only Alderman here who has been here for the three public meetings. He doesn't even represent our Ward and I think that's a disgrace to the others. I think Helaine touched on it when she talked about urban design. Whatever we build it

doesn't matter if it's commercial or residential development, so long as it's done with some urban design in mind. I mean when we go racing down Main Street it's really not evident to us that we are in a City or in somebody's neighbourhood, we're just in an alleyway. There's no sense that there's a relationship between the components. I think that we've done ad hoc planning, ad hoc development. There's got to be some vision because what we've got is not working. We may seem to be opposed to some things but we're just going to make sure there's no more mistakes. We just can't afford it. It's going to be a long uphill climb as it is.

Comment

You talked a bit about zoning. But you also referred to Sewell's book and the other book about modern concepts in planning. And modern concepts in planning seem to say that the less zoning restrictions and the less planning we do in city cores the better. I was wondering, Ms. Ortmann, if you had thoughts on that because I sense some inconsistency. But have you thought through what kind of restrictions? Every time there's a ruling it means you can't do something.

Response (Helaine)

I do believe in planning. And I do believe in organizations not rules for rules sake. But rules that are going to liberate us and allow us to live and sustain us. I'm not afraid of planning, I'm not afraid of organizing and coordinating. I think many of the neighbourhood groups would agree: we have lots and lots of plans on the table but they haven't come together in a coordinated fashion. I think whether it's zoning or urban design or whatever that you have to sit down and you have to chunk it off. And parts have to become a whole. And I don't see that they are a whole. So I'm not afraid of analyzing the zoning and directing it. I'm not afraid of that structure.

Comment

Let me share with the group just for a moment. The last comment was we can't afford to make mistakes. Now my life experience is that if you're not prepared to make mistakes and allow mistakes to happen they will. You have to abandon your position to move forward. It's a very difficult thing. Certainly it's difficult for people in planning. My vested interest isn't that great as far as government is concerned. My vested interest is as a citizen. I chose to be in government because I thought it was a nice way to participate rather doing just stuff on the sidelines. I thought it would be more interesting to be in different place that helps make those things happen. The difficulty is I hear different things. It would be very nice if we could recreate Durand in Beasley, but we can't. It would be very nice if we could go back to 1970 and not a lot of shopping centres will exist, but we can't. And the problem we experience in Hamilton is the same problem that every medium sized city in Ontario and probably every medium sized city in North America. It is a deteriorating downtown. We have some advantages in Hamilton and a lot of the speakers talked about how glorious Hamilton is. I think that's true. One of the difficulties is that we don't have an entrepreneurial spirit on council. One of the things that's

happening here is the people that are talking are not entrepreneurial. I don't hear you saying what we are for. Now if there was a concerted effort by the co-op housing in downtown that might work. One of those tools is to find ways of keeping people involved and phoning me and phoning their Alderman. If there was some danger that people wouldn't get re-elected they're more likely to hear you and to be active. That's the first rule: be active. But you have to be active in a way that's positive because if you're only negative there's nothing we can do, other than continue to prevent any change. It seems to me we have to find ways of surviving and finding ways of having people live downtown. It always strikes me that what we should be examining are the consequences. So if the consequence of not having geared to income housing in downtown is less people living downtown, then what is the lesser of the two evils? If we don't use the infrastructure already here then we will lose it. I quite agree that in theory it's much better to use infrastructure that's in place than use new sites. I quite agree that 1960 thinking is not going help 1995 problems. But one of the difficulties is that one or two or three of us, Terry Cooke and Marvin Caplan, can't solve the problems. <u>We</u> have to solve the problems, not by saying no but by saying yes to something. I don't know what the something else is but some of those solutions are going to be small. There is a strategic plan for Hamilton. The strategic plan for Hamilton was finalized I think in 1988 or 1989 and the single highest priority is image. I was in a meeting the other day with Bob Morrow and Terry Cooke. We got together with the Region and the City at my insistence. It was the first time I'd been able to facilitate something like this. It never happened before and they were talking about some of the issues that you are talking about here. But one of the problems I have is: I know what everyone is opposed to. I don't know what everyone is in favour of. So one of the things we have to do together is find out the things we are in favour of. And how do we do that? What are you prepared to sacrifice? How do we convince the rest of Hamilton-Wentworth that it's okay for their taxes to go up 1% so the taxes in the core will go down 50%? Because the marketplace is saying it's too expensive to be in business down there. And they're right. We have to find a way of doing that to convince our friend on the Mountain to solve those problems? What I'm saying is that we collectively agree. Democracy won't work if people aren't involved in it.

Response (Helaine)

But we are saying a lot of the yes. The answers are coming out every time we make a delegation presentation to the city council. Every time we come out to one of these meetings. We are saying yes to quality of life. We are saying yes to equitable planning to urban design features, to strategic planning. We are saying yes to safety. We say yes a whole lot, the answers are coming out of here. I would suggest that we have people at McMaster, we have people at Mohawk, we have people in our City Halls who are visionary, who are bright, who are trained and we need to coordinate this think-tank of professionals and experts. And we too are going to have to be part of that think-tank because we bring our community expertise. And I would like to suggest we see a department for neighbourhood technology at McMaster. A number of months back I went to one of the most exhilarating presentations on community capacity building from a department in Northwestern in the States. This is neighbourhood technology and this is where the community stakeholders get together. This is putting money where our mouth is and we're

getting together. That's where things happen where we sit elbow to elbow and that's where the answers are.

Comment

I'm a little disturbed about what I've heard here tonight. I found that I'm at the age that I'm going to have difficulty getting in and out of Fortinos. Actually, you probably think that the housing advocates here tonight, Citizens for Citizens, would have something to say about housing but I'm going to stay clear of that. We have undertaken a pioneer study on creating a sustainable neighbourhood. I'm not going to go into the sustainable neighbourhood plan because it would take as long Helaine has spoken just to hit the highlights. I'm just going to hit on a few points that really revolve around the downtown. The downtown has to be part of the neighbourhood. Often I think we all look at the downtown as this area down here with a wall around it. But I think what we all have to start doing, and I'm from the Sinclair, is to put a point in the centre of the town and say that's the centre of our city, not the centre of downtown, but the centre of our city. And that all those gradient lines coming into that downtown point - that's where our focus should be, not this sort of walled in area downtown we call the "downtown". We have to have downtown as part of all our neighbourhoods especially the neighbourhoods in the lower city. I think changing all our ways of thinking about the neighbourhoods in the lower city is going to be very important in the upcoming years. I think the other point is the success or failure of the downtown is going to reflect directly on the neighbourhoods. If the downtown fails the whole lower city is in jeopardy and all our property values and everything that we have worked for down here is going to be in serious trouble. When we first looked at creating a sustainable neighbourhood back in 1990, we predicted failure of the lower city to be 1999. Time is getting a little bit close at about 3 minutes until midnight. Luckily there have been some situations that have stopped the hand from moving a little bit and that has been the recession. Surprisingly enough the recession has saved us somewhat from the hand moving up to midnight because the lower property values has brought a lot of people back into the inner city neighbourhood. And we are seeing a lot of young families into the inner city neighbourhoods. So we have had some benefit from the recession. Surprisingly enough, the low prices have helped us. I think ultimately, it will come down to the stakeholders. We are all the stakeholders, the neighbourhoods around the downtown here and right out to Kenilworth Avenue, right out to the far west end. The neighbourhood organizations, the volunteers, it'll be us that brings back the downtown. I would like to have brought a study I have had in my archives about preserving and saving the downtown. It was an election campaign back about 20 years ago and there were some politicians who were going to save the downtown and turn everything around. So this big study was undertaken and I would imagine that great information is sitting in a dusty file somewhere. The politicians get all excited about it, but unless you people get out and get behind the study, take it over and do the work, nothing happens. And it's the same situation right now. We can talk and have the politicians come out with their rhetoric and paper studies but unless we as the people in the neighbourhoods get out and see those studies through there won't be any action. Just like in the plan that we have seen created 10 years ago that has gotten rather brown-looking in my file. The other thing that Helaine had mentioned is the community

involvement and participation. I guess the involvement aspect is very important. I don't really see a great deal of respect for involvement from our City Hall or a great deal of respect for public participation. In wrapping up I just want to say that the stakeholders group are going to be the people who will see the plan through and see the work done. We can let the politicians take all the credit for it. We don't mind, because if we have a vibrancy and a vibrant downtown it doesn't matter who takes the credit because we can all enjoy it.

Comment

I'm Gill Simmons and I come from the lower Bay, that's slightly away the central area. I just want to say that I guess we all reinterpret what the speaker says in our own way. I just want to say that the important thing is for us to be intelligent, to be brave and I suggest we need to be defiant. We are so terribly nice. We get paid so well so we don't really mind if the politicians get credit. They do their part on the Mountain. But I think that we should take the credit too. We do something good that we can be proud of. I think we have to go around our neighbourhoods and say what are the really good things that we care about. And tell people these things. When I first went to live in the north end I just couldn't believe that people could be so rude about their neighbourhood and by inference the people who live there. Quote: "Oh nobody lives in the north end", "Oh really who are all those other people?" Well I was part of a bunch of nobodies. Just one of them. Then I remember going to an urban renewal meeting, I've almost forgotten first time you do these things. The chairman said "where do you live and do you own your property?" "Well no we're tenants." "Oh well then you have nothing to say." Ten years later we by chance were lucky enough to have bought the little house we lived in. So I go, and you can imagine what happened? I get up and I say my little piece. "Oh where do you live? and you own property?" " Yes". "Oh well you have nothing to say because you've got a conflict of interest." You can't win <u>ever</u>! All I was trying to say was that you have to believe in what you're doing. Other people then, outside your neighbourhood, begin to take an interest. And I think that does mean being brave and being prepared to stick it out and gather as many friends as you can.

Comment

I am the chairperson for the Landsdale neighbourhood watch. I love my neighbourhood and I love the city. There's nothing more beautiful than Hamilton to me - the Bay and the water and the G7 coming here to eat at Dundurn Castle. I think it's fabulous. I think it's wonderful and it's good for us. I hope they invite the neighbourhood people to the next meeting at Dundurn. I'm also a volunteer. I'm looking to the back here at Cliff Jackson, he's the superintendent of Division 1 of the police department. I'm a volunteer at 405 Barton Street which is your cop shop, community based policing centre. It's been quite interesting there. I have a wonderful relationship and partnership with the police department and can you believe crime is down 18%? Yeah it is down 18% in our neighbourhoods since the Landsdale neighbourhood watch started. We're proud of that. I hope to continue this partnership with the police. We're opening a new cop shop at the corner of Emerald and King. Do you know where the triple X movie place

is? It's right next to that. It's just two doors from there. It's going to be a state of the art office. It's going to be wonderful for our area. And I'll tell you something else, I'm on the Barton Street revitalization funding board, I'm a member of the Danforth theatre sector. We need to be more positive, we need to think positive. I've got great aspirations for Barton Street. Anyways we're starting to think a little bit more positively. I have great aspirations for this city and I love it and I will encourage and I will help wherever I can.

Comment

My name is Ken. This is the third one of these I've been to. I'm a Hamiltonian by birth and I'm lucky enough to have run away to school for 7 years and lived in all sorts of places all across the country Vancouver, Montreal, Toronto and even Europe. I decided to come back here. Sometimes I wonder why. But I'm here and I like it here. And I just wanted to summarize some of the things that are going on. Each time we come back to the same sort of problem. There's two issues: parking and taxes every time, and then all is repeated. I think that it's essentially preaching to the converted. We all know what's wrong. We all want to change it. And these forums are great in terms of focussing us but we're not talking to other people. Over the last while I've been trying to figure out where people get their information about the city. One of them is the council on Cable 14. Those are the places where debate in the city is propagated. Most people watch Cable 14, and know what goes on. Alderman Agro made some ridiculous statement about Flamborough which is absolutely non-sensical and get all over the front page of the Spectator and here we are making privy to the normal and responsible suggestions and no one hears, no one cares. Alderman Caplan in all fairness has been saying at a certain point that we have to tell them what to do. Perhaps there's something we can do in front of city council. Make these things known. Maybe this should be organized on a Cable 14 show instead of us just coming down here. We're losing. The city is changing and we should be trying to get ahead of that and on TV. We're back to the '60s in Toronto doing these sort of group meetings, getting communities organized when it seems to be a political aspect is taking place at the level of Cable 14. That's where people are looking, they don't even look in the Spectator, anymore. If we could get someone like Alderman Caplan to get up in council and talk about some of these ideas, I don't know how council works but he could make a motion and say can we study parking downtown, and how are we study lowering taxes.

Comment

I'm Elice Allan and I'm the president of the Durand neighbourhood which is probably the most beautiful neighbourhood in North America. When you think of it going from the Mountain all the way down to City Hall. And it is true that this history and geography have made us more privileged than your groups. All the town's founders built underneath that Mountain and this was the centre of Hamilton. But Durand itself is a very mixed community as you know as you go through it. And to the tenants and people from the non-profit groups I think there's one thing that Hamiltonians don't understand. It is that Hamilton is a very wide city. I was a supply teacher all the way down in Stoney Creek and it is beautiful and green and I don't mind green

myself. But there were very few tenant housing, non-profit housing or anything we could offer to single mothers there. This idea of gathering in inner city, in a city that really isn't that large may be counterproductive. Maybe if there was more interesting housing for the homeless and for the families throughout the city you would get more stores and you would get more community life throughout. On the other hand when the government attempts to do the right thing in the midst of communities by inundating communities with people who are transient or troubled. What they do is they do not help the people that they put in those buildings, and they certainly do not help the community around it. So I think when you're talking about equity or when we talk about balance that a certain housing stock that is transient within every community is valuable. When there's an overproduction it just destroys everything. Two real things I heard and I'd like to know more about something about: Ferguson Street. Now Theatre Aquarius has built that beautiful place near Ferguson and the Broadway is right there. There's this great little restaurant the Trumpet, it doesn't look that great on the outside but inside it's really neat. So that something from the Mountain to the Bay, which would allow downtown to have more to offer to those who live in the downtown. And of course we need the parking and we need the good stores.

Response

Ferguson is in process. It's wonderful. The planned stages were just announced by the planning and development committee. We're working out some kinks that traffic is not allowing for. Ferguson Avenue Planning Committee was made up of people from the neighbourhoods that Ferguson Avenue passes through. We worked on this as neighbourhoods for 2 years.

Comment

It sounds to us in adjoining neighbourhoods that you care about the city. That's a wonderful thing and one of the few tangible things mentioned here. It would be important to talk it out and have it in the paper and have it everywhere so that when it comes before committees it will be very hard to turn it down. And just one more thing about planning infill. What I see in Corktown are some very sweet small houses and some high-rises. And I think that when you talk about proper planning what positive things are you talking about? I think that we are for development in scale and wise development. I think in Durand when they pulled down the Ryerson school there was probably a rush to do high-rises and we politicians and communities, said now wait a minute this is a big property. We're not just going to let developers come in and build there or buy it so someday they'll build their high-rises. My feeling is there are two things here: Ferguson and to work harder on infill of attractive housing now that the bay has been developed. Now that the bay is becoming spiffy, try working on the others until you get to the centre. And I'm sure all of us in all of the downtown communities would be interested in that.

Comment

I'm Bob and I'm with the Corktown neighbourhood association. I've heard a lot of things here tonight that I'd like to talk about. I think the most important thing is that the city listens to the residents living in the downtown area. I don't believe that's happened in the past. I think they listen and say yeah that's fine and then do whatever they want. I think the associations should become stronger and actually work with whatever's happening downtown because we live there and we want to shop there, we want to go to restaurants there. So whatever we need it should be downtown because it's not going to come from anywhere else. Nobody's going to come. My parents live in Stoney Creek, they never come downtown. My friends live on the mountain and all over the place and they never come downtown. They won't come downtown. So there has to be something that is for the people downtown. And I think the city should really, really listen to what we have to say. There should be some studies done on downtowns all over North America, what has worked in terms of development and on what hasn't worked. And from those take the things that did work and try to make them work within this city. I think we look within ourselves too much. We don't look on the outside to see what's really been positive.

Comment

My name is Brenda Mitchell and I'm from Stinson and I know most of the people here. Most of us are involved with city hall. One of the big deals is making sure what we say is being listened to and implemented. I can remember one good occasion where it had passed all kinds of different committees and when it got called to council it got held up. We should all just be aware that we have to follow things through right to the end and if you have to make 50 phone calls a day you have to make 50 phone calls a day to make sure we preserve the nature of our neighbourhoods. Media plays a big role in how our neighbourhoods are viewed and how our downtown is viewed. But the media also has to reflect what's happening in the neighbourhoods appropriately. Right now I'm working on high risk offenders being released in Hamilton. And I'm really concerned about the downtown neighbourhoods being dumped on and getting a whole slew of high risk offenders going into halfway houses. And I just want to make sure that everyone knows that this is going to become an issue. They're starting to come out of institutions and they'll be coming to Hamilton. We have a specialty clinic. Hamiltonians are going to have to deal with people like this not just the downtown core.

Comment

My name is Richard and I am president of the Hamilton Farmer's Market Association and we are very concerned with what is happening downtown. We sit on the sub-committee and we get a chance to talk to the mayor and a couple of the Aldermen four times a year probably. They're thinking of taking most sub-committees out of there, us being one. But we do talk to them a lot about what's happening downtown. And a couple of years back a proposal was brought up to put meters in front of Jackson Square in front of the library. We haven't seen anything yet. It's been two years now. Hopefully now we can talk to them about at least giving us a 2 hour free

parking downtown. Two hours, they should try it for at least 4 months and see what it brings downtown. See what it gives. I know we have a lot of problems with the recession and everything. Stelco Towers are almost 50 to 60% empty right now. There's nobody to come down and do shopping and do whatever they used to do. A lot of the gangs downtown. Just last week an old lady was pushed out of the way. They took the key to the car and they took off. So we're all looking at that and hopefully we can push for this 2 hour free parking. Start bringing people downtown again. Start Jackson Square going again. Slowly, hopefully we can get something going again.

Comment

I got a call the other day from someone who said they saw a notice in the paper that City Council are preparing to narrow Ferguson Avenue. If that is correct, what is the Ferguson Avenue committee's viewpoint on that?

Response

City Council is narrowing Ferguson Avenue in response to the Ferguson Avenue Committee. What they are doing is putting a curb laneway or curb path. It's exactly what the Ferguson Avenue Committee wanted. But if you want to kill it, you probably could. One of the difficulties is ten people can kill something a 100 people want. So the difficulty is that a lot of people think cars are more important than pedestrians . North-south routes can be made slower more easily than east-west ones can. But there's still some people who think the only purpose for roads is to get a car from one place to the other as quickly as possible. And if that's the kind of thing you want to keep happening, it's much easier that way.

Comment

I'm not suggesting that, I was quite shocked when they said they were going to narrow it because I think it's the only concrete answer: to develop bicycle paths for that area. That was my concern not opposed to narrowing of it, it's the development.

Response

It was to widen pedestrian areas and boulevard lanes and to slow traffic down. You actually pull the boulevard in on one side and narrow the traffic and force it to go one way and then you widen it on the other side to force it in the other direction. And what you're doing is making a more interesting street and slowing vehicles down.

Comment

I represent the International Village BIA: 82 merchants that are on the narrow part of King street between Mary and Wellington Streets. After two years of hard fighting we have got approval for the parking meters to be put back on both sides of King Street between Mary and Wellington. So please come down and shop there.

Comment

The reason the Westdale Bakery is closing is it's not making enough money. If you really want the downtown to survive, shop downtown, get your friends to shop downtown. End of story.

John Eyles, Chair

I think we should bring it to a close, but I'd like to remind people about the wrap-up meeting on March 23rd. And I think we've had quite a few good ideas from this one as well as from the other two. So I'd like you, before you go, to join me in thanking Helaine in providing us with a very provocative opening address to get our thoughts going. So thanks Helaine.

CAPIC Forum #3 Feb 16/95

PLEASE SIGN IN

Name	Address	Postal Code
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ERIC CAMPBELL	274 ROBERT	L8L 2R4
Brenda Mitchell	38 Alancon (Stinson)	L8N 1W5
Helaine Ortmann	34 Ontario (Stinson)	L8N 2X2
YVONNE BANKS	117 LYNDEN RD, LYNDEN	L0R 1T0
Dianne Klusonia	191 Fairfield Ave Hamilton	L8H 5H3
MARY POCIAS	Int. Village BIA	
Greg Leigh	1878 Central Pl. #2 Hamilton	L8N-2Z7
Dino Liberale	9585 Twenty RD W - MT. HOPE	L0R-1W0
	34 ONTARIO HAM	L8N2X2
Shane Swanton	Housing Help Centre RBS Roberta	L8P 1B9
Jonathan Fernandez	996 Mohawk E HAM	L8T-2S2
Melissa Henderson	28 Second rd W	L8J 2V3
Anton Gudinskas	121 Robinson St.	L8P 1Z3
KEN COIT		
Tom ADAMSON	50 Wellington	L8N 2P9
LEAH DOWLING	681 Ferguson S	L8N 2M8
Sheila Woock	20 Encrest N	L8L 8A4
Shirley McCracken	64 Charlton Ave West	L8P 2C1
HAL COSTIE / LIBERTY		L8N 2N5
T.R. SALISBURY	44 QUEEN ST N APT 307	L8R 3H8
SCOTT MALTMAN	213 FERGUSON AVE S	L8N-2N2
Penny Preston	223 Ferguson Ave S.	L8N 2N3
Blair maltman	213 Ferguson Aves	L8n-2N2
BRYON ROBERTSON	65 DARTFORD PL.	L8V 3V8
SINISA TOMIC	1110-44 GLEN ROAD	L8S 4N2
BILL MEDEIROS	79 JAMES ST. S	L8P 2Z1
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Blair maltman

PLEASE SIGN IN

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L. Brown	206 Maplewood Ave L8M 1X8	C for C
C Ronald	56 Flats.	L8P 4Y5
[illegible]	C/O 21 C	
[illegible] Fallon	Durand.	L8P 3Z2
Beverley Globes	33 Robinson St #1703	L8P 1Y2

CAPIC PUBLIC FORUM ON DOWNTOWN
Thursday, March 23, 1995
7 p.m.
Hamilton Board of Education

4 in a Series of 4

Sponsored by: The Central Area Plan Implementation Committee (CAPIC)
and
Environmental Health Program, McMaster University

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WELCOME AND INTRODUCTIONS

Russell Elman, CAPIC Chair

Good evening, my name is Russell Elman and I am the Chairman of the Central Area Planning and Implementation Committee and I'm very pleased to welcome you to the fourth forum on the downtown issues which is sponsored jointly by CAPIC and the Environmental Health Program from McMaster University. Tonight I'm going to ask those first of all to listen and then we would like you to be very much participants. What we are going to do at the beginning is listen to a person we feel is very important to the whole future of the downtown, who has taken many initiatives personally and in fact has staked a very large part of the political campaign on the future health of the downtown. This is the first opportunity we have had to invite and for the Mayor to be available to come to talk to us. He sent his regrets at an earlier time because he was out of town. There will be an opportunity for a brief question and answer period. The second part of tonight's meeting is full participation and what we want to do is hear not just views of the downtown, but views of where we should go from here. And I'll talk more about that at that occasion. So without any further adieu I'd like to welcome Mayor Bob Morrow. I asked him if he could talk about his view of the downtown but I'd also asked him if he could advise us how he feels we as citizens can do our part to revitalize downtown Hamilton: the vital living space that we all want it to be. I call on Mayor Morrow.

Mayor Morrow

Thank you Russ, ladies and gentlemen. Thank you very much for the invitation to be here and I apologize for not getting to previous meetings but I have had the chance to follow through media coverage and discussions with people who were here. I look forward to whatever consolidated reports come through as a result of the four sessions. But I really want to thank Russ Elman and Dr. Eyles and all of you for making this possible and for expressing very obvious interest and concern with and commitment to our downtown.

If I might outline for you a number of initiatives that have been taken, that are being attempted. And we are certainly open to any suggestions. I'd like to respond to his invitation to see about the follow-up: CAPIC making recommendations. By all means CAPIC can proceed from this body, this assembly with ideas and recommendations. Bring them through, adopt them, take them to the planning and development committee of city council and onto the full city council. There's a very clear route through to policy adoption. I think CAPIC is to be commended for generating the meetings they've had, if I'm not mistaken 60, 70, 80 people out and there's a good crowd tonight to discuss things. Realistically in life of course, things usually come from sheer slugging and persistence. But you never know when those creative impulses can come to. And they do come from discussions and people gathering such as you're doing. So for me the sky's the limit in terms of how we can put ideas together and there is a way to funnel them through and deal with them. I said to Russ, for example, if CAPIC could get a group to meet tomorrow they may wish to comment on the location of the Gore Park fountain. I think that's an important planning issue for the, ambience, beauty and the feeling of downtown. And by all means even though there won't be time to get to planning and development they can at least make their recommendations to the Alderman and myself. We can have it introduced on the floor of the council next Tuesday night when the decision may be made on the location. I think it's very important that we make the right decision.

So may I outline for you what ended up being termed 29 points that came from a task force that really was open to anyone. I assembled it particularly with the two downtown BIAs participating because we are talking in this case we are zeroing in on King Street. That's not to exclude any other part of the central business district or the neighbourhoods. I see representatives of several of the neighbourhoods here tonight. Fine people. When people are talking about difficulties downtown they are usually referring to King Street East. I've insisted that we also refer to King Street West because of the very real difficulties in the mall, in Lloyd D. Jackson Square. They've been hard hit too. The Eaton's complex because of down-sizing has had a loss of stores and the loss of the top floor. The second floor is shrinking a bit too. The obvious solution there is more people in the office towers who will support the retail activity and hopefully surrounding retail activity too. But basically if we are talking about downtown, for these purposes, I'm talking about Bay Street to Wellington, and the surrounding blocks. Again to stress not to ignore anything else or not to ignore the importance of anything else but I think we are, when we say things are terrible downtown, people usually mean King Street East from Queen to Wellington. Most of this applies to that general area. It is relatively easy to zero in because of the boundaries

of the business improvement areas which are self governing authorities which hold the retail and property owners on the street. It makes it relatively easy to look at those two areas. I hope in the future the James Street BIA will come back to life. There's many advantages and I would suggest the apparent success of James Street North in the aftermath of this last recession as compared to the aftermath of the early 1980's recession is directly attributable in part to the existence there of the BIA. There are more stores and businesses than there were twelve years ago after the previous recession. They are generally in better health. And basically the news about the city is very good. Across the city commercial areas are doing well. Certainly the malls are doing well. Suburban malls are doing well, and other commercial strip areas are doing well enough. All things taken into consideration, the city itself has done rather well compared to other places. Our unemployment has been lower than the Toronto unemployment figures almost consistently for the past 5 or 6 years. So amidst all the difficulties there have been success stories too. We all know that steel is not what it was, with a fraction of the previous workforce but we're making more steel in Hamilton than we have in the past. There are a lot of bright spots. What we have encountered with the downtown, is a transformation, a change. For a variety of reasons where as other commercial areas have had their neighbourhoods surrounding them to support them we have not in the same way had a neighbourhood or enough people in the downtown supporting the retail. Hence the retail has in many cases left, gone out of business. Some are teetering now. I don't mean to trivialize it. It's very, very real fact that we have to deal with.

But what are we going to do about it? I will respectfully go over many of the things we talked about last year and have attempted to implement and then what the current list of things is now. And that I simply give you an invitation to provide for more ideas. For example, I'm grateful for the great work on the Hughson Street connection between the new GO Transit Station and King. The Ferguson Street gateway access plays a part in the connection between Lloyd D. Jackson Square and Hess Village, gradually filling in the empty lots there. They're all important.

What we came up with is the following list of points. I'll attempt to quickly describe the degree of follow-up that has been possible. Then I'll deal with the seven specific points we're dealing with now in conjunction with the Province of Ontario. Regional Chairman Terry Cooke and I had at a press conference yesterday and attempted to describe some of the other things happening and I must say that all is going well. There is some business trying to move into downtown Hamilton. I can't preclude their announcing their own coming, that's their business, but there is some good news.

The first recommendation from last year was that the City of Hamilton take steps to lower property taxes in downtown Hamilton. The property taxes in the downtown are comparable to those in downtown Toronto. This just doesn't work. We're talking about two very different cities in different markets. Toronto is the commercial capital of Canada, the provincial capital of Ontario, the head offices of multi-nationals. That's not our kind of city. Sometimes I wish we had a little bit of the gravy. We're trying to get our few little crumbs like the airport and other things, but they are two very, very different markets. Our taxes, now as assessed on downtown

properties, reflect the downtown that was forty years ago. When everything happened downtown. It was the centre of the action. Everyone was there: there were people, buildings and new businesses coming into town. There wasn't an industry which would go to the northeast end. It was going to go downtown. And that has just changed dramatically. We've had businesses trying to move in and couldn't make the figures work. Their estimates were the taxes were too high. We've had other businesses closing because they can't afford their taxes. They end up affecting their mortgage and they end up foreclosing. I was down to see Royal Trust, the mortgage people a couple of weeks ago in Toronto pleading on behalf of two businesses. I am also trying to resolve the custom house issue of the labour museum. But the taxes charged downtown are too high. The City does not have the legal authority to lower those taxes or change the assessment act and as you may have detected last night the local assessment commissioner was extremely unhelpful and overly bureaucratic in all of his approaches. We have to go through the politicians to ask for legislation. I was pleased in this sense that the Premier said there wouldn't be an election until the fall. We've had promises from Mr. Charlton and others that this is going to be dealt with during the spring sitting of the legislature. On a trial basis give the city of Hamilton power with caps and restrictions to lower the taxes in downtown Hamilton.

Secondly, we dealt with the issue of parking and attempting to get more parking, innovative parking schemes and that has been in part followed up by the parking authority.

Thirdly, we put forward a project that I have attempted to get off the ground for seven or eight years namely the joint venture between the City Parking Authority and the Royal Connaught Hotel, now Howard Johnson, for a new parking garage on their lot which would service that part of the downtown plus the two hotels: hopefully with plus fifteen into the Holiday Inn and a money maker for both the City and the hotel itself. Those negotiations have tentatively come to a halt. The hotel didn't want to make the expenditure that we thought they would have to make to be fair to the tax payers as well. But we're going to try to keep them interested as much as we can.

We worked for, and this is partly the BIA work downtown, a new courthouse in the old Post Office to have a major entrance onto King Street so a flow of people would go out into Gore Park and onto King Street instead of onto Main Street. We succeeded in getting it, with constraints because of the architecture and the importance of its integrity. Nonetheless that has been changed somewhat so there will be a greater the flow of people onto King Street when the court operation is in full swing.

The major institutional uses are to be encouraged into the downtown. Educational, governmental, private institutional uses I've spoken with the authorities of both McMaster and Mohawk with respect to inviting them to put new campuses downtown. They are in the business of rationalizing and down-sizing what will be joint efforts when the new campus comes to Hamilton. It's got to be right on King Street East. The students, staff and activity, and everything else. That does apply with the U.N. University, a small campus of University under

the agency of the United Nations itself. Thanks to McMaster and Mohawk and Sheila Copps and Dave Christopherson we have the rights to that. Park Business College wants to expand. They have a new owner and they've moved into the Right House. They have contracts to bring students from Vietnam, and all kinds of growth potential. And as I've been saying to Dr. Lewis, we've got to do this right on King Street. Don't you dare think of moving to Mississauga or Ancaster or even any other part of Hamilton, just stay right downtown. And those opportunities are there.

Encouragements for special ethnic projects because we have such diversity in the community that means investment potential in the city. Chinese Canadian gentlemen are attempting to do a project with the CN station, not strictly speaking King Street but hopefully they can pull that off. They are working very hard at it and we're trying to support them and I hope they can also do something on King Street.

As for the fountain project I support that and it is being supported.

Beatification project that led to the hanging baskets being taken over by the municipality last year. The BIAs really couldn't be expected to pay under the circumstances of the economy.

More flexible parking enforcement. You either get an overzealous parking enforcement officer or too many of them and it's counterproductive. That's not the kind of atmosphere that I want. The International Village BIA, which goes from Mary to Wellington, now gives direction as to how parking enforcement should be conducted. And so they should, they're the ones right there. It's to protect them and their interests as well as the city's. We need the parking to be done. We need a flow of traffic. We need the turnover. There is revenue potential and they are playing a major role in that.

Upping the standard of lighting on King Street that was agreed to.

Better garbage and litter control in the alleyways downtown. There was some pretty messy places. I guess there still are. I'm told they're cleaner than they used to be.

Better look at maintenance. Street maintenance, cleaning and snow removal.

Attempt to use the full weight of the law available to us concerning posters on the poles and billings. The terrible example is the Foster Building. We can't seem to come to grips with it but hopefully we will in the future.

Supporting the efforts of business people in the downtown sector. Supporting the hotels. Marketing the downtown. The Regional budget proposes in the midst of cuts there be an amount of money for downtown purposes. So thanks to the new Regional Chairman, it has been a great benefit having Terry because I really feel that the city, committees like this and all of us have the full support of the Region, directing staff into marketing the downtown. In this case the

Economic Development Department has a senior officer now working virtually full time on downtown sales, getting business in and keeping business there that is already with us.

General comments about the police. We need a better police presence in the downtown. It was not up to what it should have been. We need more beat cops and the kind of philosophy behind community policing. The police are very much part of the community and are directly responsible to the community. We've got a problem where people are afraid, perhaps it's perception more than reality but nonetheless it is a problem. And I think it's a consensus that there could be some improvement there.

The addition of parking meters. Thanks to International Village BIA, the parking will be going back onto their section of King Street East.

The philosophy for years, and in some ways good, in many ways bad, was to get the traffic right through Hamilton as fast as we could with no thought to anything else. The heck with the businesses. The heck with neighbourhoods. The philosophy now is very definitely. Yes we want to use our transportation and we don't want people so clogged up they're never going to come back. But the point is to get them into shop, to eat, to walk around, to have a nice time, to visit their friends down the street and get them to stay. Not simply to get them through our one-way street system.

Further study of existing traffic flow, particularly the problem of trucks. That will ultimately not be solved without a perimeter road. That's why there is a great commitment to getting the perimeter road finally built. But nonetheless looking at diverting the truck traffic is an issue. There are other smaller issues such as excessive newspaper boxes and unclean bus shelters which we dealt with last year.

A lot of those were followed up with. There have been some pluses, long term pluses. On the decision to move the GO Station to TH&B. Not that it wouldn't help the CN, it will. But it is important for the sake of the downtown. It will be open later this year. I mentioned the courthouse already.

Another issue in the public mind is the Lister Block. I think there's a reasonably strong movement in the community and concern for the historic significance of the Lister Block. The feeling is that it should be saved and can be viable. The City is offering to the owners to buy it for non-profit housing which is one of the few things we can do. The City runs a non-profit housing corporation although it is 100% financed by the Province of Ontario. We're having a meeting next week in my office with the owners. They're very good people. They're reputable developers. I don't want them to tear the building down. In fact, I'm not much of a radical, but I will lie in front of the bulldozer if you try, along with many Hamiltonians. But I do want you to go to the next block and put a tower that we do want developed. We want all kinds of good well zoned property. But I'm not going to let you out of my clutches. Just let us buy the Lister Block from you. They are cooperating and their initial studies indicate great difficulties. Our people

say it's structurally sound and can be rehabilitated. Keep the commercial on the bottom floor and fix it up and keep it for another hundred years. But we'll have to iron out those kinds of details and hopefully come to a successful conclusion.

I've also spoken to Dr. Allan the MPP for Hamilton West who is currently Minster of Housing about an allocation for that. All the reallocations are used up so we would seek special allocation. I said while you're at it we need a second one too somewhere in the downtown. It's a good way to get people back in. Non-profit housing applies to people of different income levels. And what they end up paying is geared to their income. And we need different income levels in the downtown. We need social housing. I want to get high rollers coming back into the downtown who drop dollars in shops and restaurants and go to the local churches and have a real commitment to downtown Hamilton because they live there. I have asked the local developers to look at condominium projects that would appeal to the upscale crowd as well. We do have to account for and look after people of all income levels and have them all, hopefully, living right in the downtown of Hamilton. There have been some very successful projects. Conversion a few years ago of the Pigot and SunLife buildings. People are living there. They are happy there. It's right at the corner of Main and James. I'd like to see another couple dozen of those spread around the downtown. We have properties zoned and could just file those right through the process and get them either constructed or converted from previous uses.

If I may move on, the seven points:

1. We met with seven deputy ministers in Queen's Park about three weeks ago. We had also met with the local MPPs and are asking for some of the following to go into legislation or else we can't do it. And the first is lowering taxes: we need a special bill. If the Province can jump in and perhaps use it as an experiment or model of what can be attempted to see if it works. The Province has poured a lot into Windsor, the casino and they are attributing a renaissance in the community to that. They put ministry offices into Niagara Falls, St. Catharines. Every other moderately sized community in the province has ministries. We got bypassed in that process. But I'm not asking them for that. But we will not have a downtown if we don't deal with the amount of tax that people have to pay. They just can't do it. And the proof is before our very eyes.

2. Secondly a heritage district. I think we've all appreciated much of King Street East between James and the Royal Connaught Hotel. Some of the buildings are not there. The Birks building went years ago. Some are not terribly attractive but most of them are. Many are 1800 vintage and of heritage nature and very beautiful. I've had people come in from out of town and say there's nothing like it in Canada: the particular placing of the buildings and the feel of Gore Park in the middle. It's unique and potentially much more beautiful than it is. I think it should be designated, not to tie business up, but to get business in there and as a means of accessing Provincial funding. The municipalities and the Province of Ontario cannot bonus private enterprise under 1963 legislation. We are prohibited, just as we are prohibited from tampering with tax assessment or relieving

taxes. We cannot give money to private commerce. Hence, the Province which can (or the federal government) can ask to be the vehicle for grants to private business. I see this as a great vehicle for that. To entice the kind of business in that we want, the number of people we want. Also get rid of the signs, the Majestic one. I don't want to single individuals out but the Majestic sign is ugly. Pizza signs and a few other things. Get some nice awnings up and not a full standardization but let's make it neater and make the most of the very beautiful buildings that are there.

3. Thirdly, expropriation power. We can expropriate for public purposes but you run into difficulties if you expropriate for a bank or a business. We've got to have that latitude. If the Royal Bank of Canada wants us -- and one of my fondest hopes is for the Ontario Regional Headquarters at James and King diagonally across from where the CIBC is -- I want to be ready to give them property and there have been throughout the downtown people who have hung onto properties for generations. I know some of them personally. They've moved out of town but are just waiting until they can finally sell the properties. Really no great interest, on the part of some. Others there's great interest. I don't know if there are property owners here - I had better watch what I'm saying - and I don't mean to be disrespectful. But there are those hold-outs, who've tried to assemble properties at various times since I've been Mayor. There's always someone who just will not budge or they can't get a hold of the right person from the estate, or whatever. The city needs more latitude to deal with these situations. To have the kind of development we want, we're asking the Province for some power. If it is given, we have to use in a limited fashion, carefully and wisely and compassionately. Pay fair market value but at least make that development happen and make it possible.

4. Creation of an enterprise zone or community development corporation. A downtown development corporation to funnel funds through for development or redevelopment. Non-profit corporations similar to what we are attempting to do on Barton Street. We have to put money into properties on Barton Street as well as attempting to create an artists colony and arts activities there, it's even more important here in the downtown.

5. The use of non-profit housing as I mentioned.

6. Streetscape improvements.

7. Using the tax resources of the whole Region. Again our Regional Chairman committed himself to this. It is part of the ongoing discussions on local government restructuring. There are three aspects: 1) the tax base; 2) political boundaries, municipal boundaries; and 3) staff, administration. Two that can be dealt with here by us without going to legislature. At least we should be able to come to some agreement before we go to the legislature. The most important is the tax base. The city has grown to its limits, all municipalities in this country cannot succeed without some moderate growth in their assessment, maybe ½% a year. You end up almost imploding if you don't have that. You

can't pay the bills. You have to cut and end up with inadequacies. And you end up with a dying community. And we don't have the kind of commercial economy that say Toronto has had where for years they have just kept putting up very large buildings, with new tax dollars pouring out of their pockets. We've never had that kind of growth. We've had very steady growth. But for the first year since 1945 we've had a decline in the assessment base. For a lot of good reasons. The aftermath of the recession. Appeals against people's assessment which were often successful. Also limited growth and no capacity to grow further. The growth that takes place around Hamilton and in the suburbs in Hamilton-Wentworth, and Burlington, are based on what happens in Hamilton. A majority of the people work in Hamilton. They get their paycheck in Hamilton generated by our industries, our commerce, our activity. Ninety percent of the economic activity, even though we might not have much less of the population and much less of the assessment in the region is in the city. So Hamiltonians have to benefit from the growth that is going to take place in the suburbs because they have the virgin land on which to grow. They have the capacity that makes the political boundaries, unrealistic, certainly unfair to our taxpayers and our residents. The only way to solve that is to have one region-wide tax base which will support all local governments and boards of education. Again the issue of having ten jurisdictions, seven municipalities and three school boards. I don't think we can afford that anymore. But that's another whole issue and that will be discussed as part of the Region Constituent Assembly. What we should do now in addition to looking at the tax question is have a region wide assessment base. We have to make those things happen that are going to make for fair treatment of all citizens. We at least need to have everyone treated the same rather than an imbalance which will occur over time.

Those are what are being attempted now. Thanks for the opportunity. This is not a complete list. Nothing ever will be. Things will keep evolving. I choose to believe that we have a new downtown. In many ways it will be the best of the old. We'll work hard to get new activities down there and I solicit from every single Hamiltonian and anyone who also has any interest, ideas as to how we should do that. Location of the fountain, what we want to do about sidewalks, what kinds of ambience, the feel we want to create, how we want to deal with traffic and all these other things. And I think for CAPIC the recommendations coming through. You may not like the way city council debates it but the city council and I are only part of the equation. The rest of the equation is our general public. The people that can really make things happen. I think that you have helped spark some good ideas, creation and I think it will benefit us all in the future. So thank you for taking part.

QUESTION AND ANSWER PERIOD

Comment

Dave Nealan, fundraising coordinator for the Fountain Foundation for 1995. I'm certainly happy you have mentioned the fountain. Your office has been a terrific help to us. You personally have given a lot of help to the fountain itself. Your office through Mr. Carson has been a real resource for us and I think that's very important and we're working very well together on that. It's been a terrific effort. This week as you know there has been a decision on the location which is going to go to council next week. The Fountain Foundation is looking at undertaking the development of the fountain at no cost to the taxpayer and we're approaching the 50% mark of our fundraising. We're very excited that the project is now going to head into the next phase and to its completion. I just would like to say that if anyone is interested in giving a cheque tonight I will accept it. A little bit of fundraising here as well. But I just wanted to thank you and look for your support in moving this project ahead.

Comment

Mr. Mayor I want to talk about the fountain as well and I'm quite concerned about it. What concerns me is the lack of coordination and the lack of information that is getting passed from the departments to the citizens. You can talk all you want but how do we get our agenda to the table if the city, for example, the Beasley neighbourhood plan is being reviewed. A study suggested the fountain should be on Hughson Street and while some committees at the city have kicked this around from one department to the other the neighbours that are involved in the planning process for Beasley have endorsed that study and incorporated it as part of the neighbourhood plan. Now this item has come to committee and none of us knew until we read the result in the paper. So now it's going to go to council and there's quite a lot to talk about in terms of downtown. But in terms of the fountain it's going to happen right now. How can we get things like that to the table? How can we express our views when somehow it's a secret? You can't get to the table. No one knows what's going on or when it's happening.

Response (Mayor)

I was surprised. I took my kids away on the school break last week and got back after the meeting. I heard about it on the news the night I got back. I didn't realize it was being dealt with so fast. What you can do? If there is a consensus here to pass a resolution tonight and say that this group of people meeting in an organized group of meetings implore the City Council to put the fountain either Hughson or in the middle of the park or wherever you decide. That is one possibility. And for Russ to ensure that CAPIC is going to take a position on this as well. They maybe in a position to reflect yours tonight. Either way all you have to do is let me know the results and I will make sure they get to City Council in advance of the meeting next week.

Comment

I appreciate that. I'd be prepared to make that motion to put the fountain on Hughson Street. But in terms of the whole downtown development district that would have to be coordinated somehow with the neighbourhood plans rather than saying the business district comes to here and the neighbourhood comes to here. The way we see it is the downtown is part of our neighbourhood and our neighbourhood is part of the downtown. And you can put a little dotted line on it at the Planning Department. In fact there is a strong interrelationship between all of these elements. I'd like to think that the pieces and all of the players could all be at the table at the same time. So I request that you keep that in mind. I don't know how many people feel strongly about the fountain but I'd certainly like to follow up on what the Mayor suggested. I move that the fountain be put in the centre of Hughson Street. I don't know if anyone is aware that the study on the downtown business district basically focussed on the treatment of Hughson Street from the new Go Station down to the Gore and how can we get people to focus on the Gore and come downtown from the new train station. And they proposed a fountain directly in front of the train station and one at the centre of the Gore which would be in the centre of Hughson Street and one further down on King William Street so that you have a pedestrian walkway with the fountains right in the centre. We've successfully had the trolley buses eliminated so there is no mandate that we have to have overhead wire infrastructures and no reason to have a bus route going right down Hughson Street any longer. So I would like to move that this assembly take the position. I will move that the fountain be placed at the centre of Hughson Street.

Russell Elman

Just for the information of the people here this meeting is sponsored by CAPIC and CAPIC already is on record of supporting the location at Hughson Street. It was shown to CAPIC and we discussed it. In the interest of good planning for the downtown, it wasn't just a relocation of the park. It was the overall future of the downtown on which we based our decision. Therefore, I think since the Mayor has asked for some response without entering into a debate on this, we could ask how people feel about the location. I would suggest maybe we could just have a show of hands. Those who would favour having the fountain at the Hughson Street location, please raise your hands. I think we have an overwhelming number of hands in support. I don't know Mr. Mayor if that gives you a little indication to take back.

Mayor Morrow

Better give those opposed their day in court though.

Russell Elman

They have their day. But we get the feeling of the people here. There will be some people who are perhaps opposed. Those who oppose having the fountain at Hughson Street would you please raise you're hands. There's one. Those who are opposed to having the fountain relocated in Gore Park at all? I think you have your answer.

Comment

Mr. Chairman, I think it should be stated that the reason that's sitting with me to put the fountain in the park was a money matter. The Fountain Foundation had really no preference where the fountain went. However, because of the money issue the fountain was decided to go into the park. And if people would support the Hughson Street location it would mean that the fountain project would be put off to some time in the future because of this recommendation. So I just want to state that we want the project to go ahead for the Sesquicentennial which is next year. That's how our fundraising is set up. It's crucial that the fundraising continue in order to actually have the fountain at all. So that's why the committee went in that direction. We tried to stay away from either location. We didn't care if someone said put it here. But it is a money issue so we do have to live with it. What we're talking about is a planning issue and when it is debated in council the Mayor and others will have to suggest that funding might be devised in another way. I'm not sure how it would be done. This council is more than just the preservation of the fountain but it may have a real part in the future of the downtown and how the downtown looks. So may I take it from you that your foundation has no objection if they were to vote and put it in the Hughson Street location? T hat you're not opposed to that?

Response

If somebody gives us thirty one feet we'll put it in the ground. We don't care where it goes.

Comment

Gord Jackson. I'm in a different position than most people here tonight. I don't have a business downtown so I'm here more as an interested citizen in seeing downtown brought back to life. I've lived out of the city for a little over twenty years and I've just come back. I've lived in a number of cities, most recently out in Winnipeg, Manitoba but before that I lived all over Southern Ontario. Out of the Mayor's comments, I just wrote down a couple of things which I would like you to comment on. One was talking about putting campuses in the downtown. You're trying to get McMaster, Mohawk etc. to have campuses downtown which I'm in full agreement with. What I want to know is there any thought or provision being given for students living quarters, rent geared to income housing, this type of thing? Students living downtown, instead of the downtown just being a place where they go to school and then fly off some place else at night.

Response

In discussions I've had that's the intention.

Comment

Because I think it would work much better. Secondly, you mentioned something about the people who own the Lister Block maybe putting a tower up a block away. I'm wondering what sort of tower. Because my observation is that we don't really need more business towers. Maybe for living purposes. But it seems to me that as technology takes a further hold we're going to a have less and less reason for business towers. People are going to be working out of their homes. And in Toronto, it seems to me they were doing an awful lot to take some of these businesses downtown and use them for making living quarters out of them. In Winnipeg they have done a great job out there with heritage. They have what they call the exchange district, which isn't very far from their City Hall. They have organized, as part of their tourist attracting, walks through heritage buildings. It seems to me if Hamilton downtown has this heritage stock available then it is quite conceivable that it should be funnelled into tourism. We have churches downtown which are very old and which have historic significance regardless of their religious significance for people of specific denominations. Finally, on the deterioration itself. It seems to me that the deterioration of downtown anywhere didn't just happen with malls, although that's a part of it. It seems to me the change in entertainment had a great effect on it. I can remember growing up in this city where there were four or six major theatres downtown running all day. People would come downtown. They might go to a show in the afternoon and go for lunch, dinner, shopping the whole gamut. That's no longer the way.

Comment

Mayor Morrow: I share your enthusiasm for the retention of the downtown and I think you know by recognizing and embracing the neighbourhood people here tonight that we share that. We're looking to you in terms of the vision because we are the downtown, the people who live in the downtown. We care about the neighbourhood. We care about the core and I think we're inextricably bound to each other. And we play a role. I wish to hear your attitudes about the way the city does business. I came here tonight to talk about the proposed merging of the Planning and Building Departments. I was happy that our vice president called me before I left the house and told me to read the newspaper to see that the decision was, at least at this point, put on hold. Two comments. First of all, it's my feeling and my experience that the Planning Department has been one of the most accessible departments in the city. You see the city planners here tonight. They've been most helpful to us, most constructive. We take positive direction from them and I think when I heard about this a couple of days ago I had grave concern that we would lose that kind of input. Because in my mind that's a window of opportunity. That is one door that has been open to us in the City Hall and we don't want to see that shut. My second comment is around that. It just so happened that a city friend called me at work to notify me about that, I didn't know anything about it. I hadn't read anything in the press.

What I would like you to do in your position of leadership is to urge the Aldermen, urge the Councillors and staff to embrace us as friends, not to see us as threats. I've often had the feeling when we appear at delegation presentations and committee meetings we're more of a thorn. We're there to delay. We're there to postpone. We're there to shut down. I don't believe that that's what we're there for. You talked earlier, when you referred to the International BIA, very positively about neighbourhood support and you used the word neighbourhood control. I would never dare to say the work control because I worry that that would be a great threat to anyone listening to that.

Response (Mayor)

Tell them the Mayor says it's okay.

Comment

We heard it here tonight and I hope it's recorded. You talked about the fact that the general public plays a very large part in the equation. We believe that. We want to play a large part in that equation. We're equipped, we're intelligent, we're hard working and we do it for free. And we want to be acknowledged. We want to be encouraged and we want to be listened to. Not lip service to public participation but really be welcomed in city hall. So I urge you in your position of leadership to welcome us, to encourage our being there and to implement our ideas and our actions and our dreams and visions too. Thank you.

Response (Mayor)

A very fine statement and I agree philosophically and I hope in the way I conduct myself. The question of the Planning-Building combination has not been passed and I think from what I detected today it won't be. I've had the same kind of the good, accessible warm relationship with them as well. I will tell you though our building department has changed towards that type of doing business. The present commissioner and deputy commissioner Peter Lampman are very open. They have turned that department right around, increased accessibility for the average citizen trying to get a permit to put an addition on the back of the house and for the developer coming in. Whatever the situation, they have made it a very inviting place, while still very resolutely maintaining by-laws and codes and other things that are there for safety and people's ability to live properly in an urban environment. But they have also moved into community development: that's why they are directly involved on Barton Street and downtown. So in terms of the planner's traditional approach, which is all inclusive, all enveloping very open in working with the community, the building department will move in that direction too.

Comment

My name is John King and I'm on the board of directors for the International Village BIA. You were talking quite highly of all the work we've done to the park and things like that. The one point that I wanted to bring up is in regards to the enterprise zone. I know that there's a committee that's being formed to take care of this enterprise zone. I know that in discussions we've had, we feel very strongly that that committee should not be chaired by a politician. That the people in the downtown BIA in the neighbourhoods surrounding it should be involved. We feel it's very important. You said we know what goes on in our areas and what we need to do business there. We certainly have ideas which have been brought up at many meetings. We can also express those at this committee. We do feel very strongly that this committee and this centre be run primarily from private citizens and from the public sector.

Comment

My name is Linda Morris. I have a couple of concerns. I may be a little out of date on this but some time ago and possibly still today there's a part of the public works department that is looking at planning the of the Ferguson Avenue area that is separate and independent of the Planning Department. Having sat on several committees at City Hall, I'm rather confused about why that exists as a separate entity. I wondered why that could not come together perhaps under planning rather than work separately as public works. So that's one issue. The second one is that I really liked what you said about revitalizing the downtown. Having worked as a volunteer and as a consultant to the Board of Education for the City things tend to move very slowly and can take years. There was something I recommended to the board that finally happened six years later, which should have happened immediately. It was a communications process. What I think is important is that something happen now. Not the disaster that we had with Gore Park a number of years ago. I remember coming to Hamilton as a child and seeing York Street in its really vital days. What I would like to see happen is something simple, that's actionable, that maybe as simple as taking the International Village idea and putting parking meters along the entire King Street corridor. As an example of the difficulty, one day I wanted to go into Grand and Toy and buy a box of paper that was too heavy for me to carry. I was directed to the only place that I could park, which would be illegal, in a bus zone, be there for 2 to 5 minutes and dash away. I chose instead to go to a mall where I was allowed to park directly in front of the store. I would have been quite happy to have given my business to the downtown store. So perhaps there could be parking along the entire King Street say from 9 to 4 on a daily basis. Ottawa Street has a similar situation that already exists. Herkimer Street has parking at certain times of the day. This also fits in with this whole issue of rushing through. I remember when John Street was two-ways and I remember when it changed to one-way. I think that our city has lost a lot by making John, James, King and Main one-way streets. So let's look at action like putting in parking meters. It is a reversible type of action.

Response (Mayor)

Well that's being done.

Comment

Right across the whole of King Street?

Response (Mayor)

No. The easterly sections.

Comment

I'm referring to expanding the good idea and taking it beyond there.

Response (Mayor)

What are its merits? If I'm not mistaken, it's roughly Wellington up to Mary or Catherine that's the problem. If I'm not mistaken King Street easterly BIA was the proponent so that's where it's going to be happening. The downtown didn't want it.

Comment

Apparently three years ago we tried all the way up and down. Too many merchants were against it because of the split of King Street. There just aren't enough lanes. I mean the parking meters will not be on during rush hour anyways but from Mary to Wellington it makes perfect sense because the left lane is nothing more than a turning lane and people are stopping there anyways. So it was very feasible for them to do a traffic study. We asked for it and they said sure. The other end was tried a few years ago and the merchants didn't want it. Just because it would jam things up too much. There's a lot more bus traffic down there than there is in our area, and more cab traffic and more pedestrian traffic. It was not feasible that far up.

Response (Mayor)

Well you've got half the loaf anyway. If I could just comment on the public works. The parks division is part of that. It has some very creative guys who have really been the driving forces behind not only park development but community development and community interaction. Really I hear them applauded by people across the city for their special talents. That's what you have in public works. Public Works is an implementing department as are the Parks people. The Planning Department is not an implementing department. This is the basic difference in responsibility although it's an interesting concept.

Comment

I was referring to the Ferguson Avenue Study group planning which is led by Public Works. There were two parts to the study. One was to look at what could be done and the other department implemented it? My concern was looking at what could be done perhaps considered as part of the planning activity and then work perhaps with Public Works to implement.

Comment

I want to pick up on the same point. It seems to me that our Planning Department's been sadly lacking. They are doing all kinds of zoning applications and all kinds of stuff but no one's doing any planning in the city. That is part of the reason we're in the mess we're in. That we have no strategic plan. There is no plan. Where's the planning happening? But I was concerned about merging the planning department with the building department. This is just one way to try to get rid of a department all together. I thought we were really trying to save money from paying the region but I'd still like to have a planning department. To go on with what Linda is saying. We had a big fight when we started Ferguson Avenue to try to get it away from the Ferguson Avenue review team which was all staffers doing the study and trying to get a public process run by the planning department. To some extent we succeeded after quite a while. But the staff has basically taken it over again. So people like me are extremely frustrated that people haven't been listened to along the way anyway. Many committees are talking about this. There are a lot of people in the city doing planning except the planning department. We've got parks development doing planning, we've got public works doing planning, everybody is doing planning except the planning department. I mean somehow we've got this upside down. Can't we do the planning? We've got the concept and principle. Then you do your implementation. These things then run into each other and the result is chaotic and sometimes we bear the result of that.

Russell Elman

I'd like to follow up: from the mandate of CAPIC, to look at various initiatives in the central area right down to the harbourfront. I would perhaps suggest to the Mayor that we could also take this opportunity out of the reorganization to look at how planning in the city can be best coordinated and be most effective. And I mean this in a very constructive sense. I think we should seize this opportunity because moving from the Region to local planning does give a window of opportunity. I would also say that we should strengthen the planning process because I feel that this whole downtown planning initiative, to be truly effective, needs a coordinated planning process. I would also certainly stress my appreciation on behalf of all of those who have taken the time out tonight. But I would feel that this evening is very interesting: Mr. Morrow speaks on many occasions, he is a very high profile person in our city, he is accessible in many ways. But this is one of the few times I have been present myself to see the Mayor and meet the people at the forum. No doubt there are many others, obviously with elections and so forth. I think it's a pretty good idea. This might be something we might consider not necessarily

only in the context of the downtown but for other opportunities. Instead of meeting the press he is meeting people who are interested. People won't come to these meetings unless they are interested. Thank you very much.

Russell Elman

This is the wrap-up final session and I would like to recognize John Eyles who has been our co-chair. I would like to take this opportunity to thank Monica Anderson for an awful lot of work and Vanessa Grupe from the Planning Department. These two together are the ones who have really made our sessions work. They're the ones who do the work. And without the full support of McMaster University and their staff and the planning department of the City none of this would be possible at all. I said to the Mayor at the beginning when we were sitting here and we were talking when there weren't many people, I said you know people will come. We do have a good attendance tonight and I appreciate that this is not the end. This is the prelude to getting down to do some work.

We've had four meetings, December 8, January 12 and February 16 and tonight. Let's get some response from you as to where we go next. But this time not just what's wrong with the downtown but really some positive things that we might do because CAPIC is meeting tomorrow morning and is going to start taking on some of these ideas. We've already received submissions, and to begin to try to evolve a strategy, a people strategy, which we think will mesh with what the Mayor's been doing and to make some positive suggestions as to how to do this. This isn't just a talk-fest over four weeks we want to achieve something. And I should recognize that Gil Simmons is the Vice-Chair of CAPIC speaking as a citizen.

Gill Simmons

Thank you very much. If you don't mind I would like to follow up on a previous statement and turn to the possibility of the merging of the planning department and the building department. First of all I have no problem with the building department. They are fine people. They do an extremely efficient, effective and helpful job with the day to day nitty gritty things that absolutely must be done. Planning, as I think we all here hope to see, is something that is long term, something, which today, people call a vision. We hope to see good things happen and we hope to avoid the bad things. Yesterday at the planning and development committee this proposal to merge these two departments, these two really completely disparate departments was discussed at considerable length. The vote was 4 to 3. The committee then went in camera, as they say, and if I understand right, by the next meeting the staff will be asked to come up with three alternative proposals: 1) to keep planning within the regional provision; 2) to merge (already proposed); and 3) that the planning department should be a separate entity as part of the City's administration. These are three problems. I discussed this with an Alderman later and I said what can I do? And he said what can citizens do, what you always do, you have to get together with people of like mind and make your position felt by the Aldermen you think most receptive to your point of view and do not fail in that. If you do not do that you are not going to

have any worthwhile planning left in this city at all. I'm sorry, Mr. Chairman, if I speak strongly about it but I want everybody to here to understand we have a planning department. It works. It could work better. It has been strapped for cash for a long time and if you want good planning you are going to have to ask for it. Thank you.

Russell Elman

We wouldn't be here if we weren't interested in planning in one form or another ourselves. We don't have to be experts in making reports. When we began planning for these forums we had long discussions in CAPIC about what the focus should be and finally what we all said was what we should be concentrating on what our vision is - of what we want the downtown to be. Not bandaids, not fixing a little bit here, a little bit there, although they may be part of the remedy. I think this is what we're talking about: to make downtown amenable to people, so people would want to be there and to be a real focal point of our city. I'm not going to go over all the points that we raised before, I think in the interest of time and getting you to participate, I think what I would like to do, is hand out these green sheets. You don't have to fill them out right now if you don't want to but it may help to kind of crystallize some of your ideas. All the sheet says is "what are your comments about downtown Hamilton, do you have any specific comments or concerns related to downtown". We'd like you to state three priorities, what you think. You may have ten, but just put down three things that you think should be done about the downtown. What do you think that CAPIC or the City should do next to get some of these things done? I've heard some solutions from the Mayor already. Thirdly, what you personally would be willing to do to be part of this. How you might be personally involved. You can add submissions later, there's an address there. You can hand them in at the end of the session. In the mean time maybe some of you would like to come to the microphone and answer some of those questions right here so we can get some of your ideas about what you think some of the priorities are and how you suggest we might proceed. Maybe we could voice some of those things tonight so we also have a written record.

Comment

My major concern is what's going to happen to Hamilton itself. Part of that is downtown. But downtown is only a part of it. What is the overall plan for Hamilton? The steel industries are going down. What is coming up and what are we going to revitalize? I guess that's my biggest question. Then you can focus on the best way then to accommodate whatever is coming in and then to make the best use of downtown.

Comment

I have had the privilege to visit a number of cities but now live in Hamilton by choice. I would like to think that the structure of rejuvenating Hamilton will be done by thinking about where Hamilton is located. We've got the entrance. It is next to the best in Canada coming across from Burlington. We have spent a lot of money on the waterfront, which most cities don't have. Then

as you look to the south you have the escarpment. So you've got all three that probably make for the most beautiful city in southern Ontario. I would like to think that the other three things you will consider are aesthetics, beautification, business. People like to walk. People are biking all the time. Things that nobody would have thought. So, my point is that I don't want to play down business and I think housing is something that you have to be very careful of because of possible ghettos. And we all know what happens to a city if that is allowed. So just briefly I hope that all these things are considered in your structure of planning. I wish you the best, but I think you've got something going for you that most cities don't have.

Russell Elman

The point mentioned about the waterfront. One of the things that CAPIC has been long concerned with is the link between the waterfront and the downtown. And we think it is possible to develop a good strong linkage from James North, further north down to the harbourfront. The success of the waterfront is also linked to the health of the downtown area. That hasn't come up at all in these four sessions. So when you said a few minutes ago we have to look at the overall aspect of Hamilton: those are some of the things that we have been looking at. What is the health? What is the future? Where are we going? What's going to happen to the Steel mills? Where is our population going to be in the future? These are the things about planning, looking ahead. Not just looking at it today and getting out of this recession and into more healthy times.

Comment

A few major points. You stated that we don't need bandaids we need long term. I'm afraid, at this point in time we need bandaids before we can have long term plans. We certainly need long term plans and we need to think about these things. In the International Village we saw the parking meters on King Street as a bandaid. Something that would help until we could address fully the complete parking situation downtown. That was a bandaid that we felt was needed at least for now to close up the wound. To at least give us a chance to get back on our feet. Beautification is very important. It worries me to no end that this Sunday we have the eyes of Canada on our city with the Juno Awards and we haven't got any banners up. We didn't have anything planned. There's nothing there for this weekend. There's 6,000 or 7,000 people from out of town that are taking a big look at our city and we didn't plan or have the initiative to have something there. Certainly we have the facilities there and we have the ability to take care of those things but if those people came down early on Sunday, whether the stores are open or not, it should be a nice inviting place for them to walk. We need those kinds of things in the core. A reason for them to walk to the harbourfront or go down James Street. A reason for them to walk easterly on King. These are things that have to be addressed. Certain zoning problems. Buildings at the East end of King Street that are changing ownership for the second and third time. These people have to go through zoning and all of a sudden a building that has been sitting vacant for a year is now sitting vacant for 7 or 8 years while all of these transactions take place. I think we do need bandaids to take care of the immediate problems. And as I think it was mentioned in the press conference by Terry Cooke, without a thriving downtown core there is no

city of Hamilton and there is no Hamilton-Wentworth. It just doesn't exist without that happening. I overheard a conversation earlier today where people from the Mountain were saying I'll fight a tax increase tooth and nail if they're going to cut downtown to raise mine. Nobody said there was going to be a specific area of taxes raised but there are certain areas of the City that are underassessed and there's proof of that. This has to be taken care of first. That big bandaid is going to make a big difference on what comes in. Big business that wants to come in and wants to move downtown. There are examples, even in the City of Manhattan, the biggest businesses have come back to the downtown core. This is the way to do it. If we can get the taxes lowered these businesses and big companies will come in and do business there and people will come down.

Comment

I'm from the Corktown neighbourhood association. One thing I'd like to address is that we're going to come up with a huge plan for the downtown. But what are we going to do to protect what's there now? For example, the Victoria Hall in the Kay building. And within the next month there is a strong possibility that it will be ripped down. So I propose that we do something right now to protect all the history that's already there. By the time this master plan gets developed, that could be 2 to 3 years, we could lose a lot of the heritage in the downtown core. Thanks.

Comment

I'm Mr. Black. Number one, I think beautification is something that we need to do but it has to be an ongoing thing. The issue about taxation. It's not that property owners in downtown want tax relief, they want fair taxation. If you look at the assessment, it's that that looks too high. You look at buildings in the downtown core and the assessment is at 1 ½ million dollars when actual market value today may be less than ½ million dollars. But they're being taxed at a rate 3 times of what the value is. Well if that's the problem: the taxation is so high and so prohibitive. To try to bring businesses to locate in the downtown, if you give them the space almost at free rent, the taxes make it prohibitive for them to come. Also, the property owners, they don't have the money to put money back into these buildings to beautify them. The downtown core should be beautified by the state regardless. The downtown should be kept clean, flowers should always be there, all these things should be ongoing as part of the beautification of the downtown. People are paying for the core. Talk about beautification, talk about the fountain. These are things that should be done regardless of what's going on. They become a problem and they shouldn't be a problem. You look behind the fountain and behind the flowers and you see these buildings that have been decaying over the years. One of the reasons they have been decaying over the years is because the tax base has made it prohibitive to put people into these buildings. The upstairs are vacant because they can't afford to renovate them to bring people in to pay money to live in the downtown core. People on the mountain say I am not subsidizing the downtown core. I don't think the word subsidizing is the key, it's reevaluating the tax base to reflect the actual value. Another thing with regards to the fountain. I'm not sure everyone here

understood where you want to put the fountain. You want to put it at Hughson Street is that right?(Yes) Will you be blocking Hughson Street off? (Yes) Now I know that there are businesses on Hughson Street and on King William Streets that run from Main to Cannon. There are some businesses that thrive on that thoroughfare. If you don't address their issues first you'll have a little bit of a problem. You have to do something perhaps to make John Street two ways, to compensate for that loss of traffic or make King William two ways because that is a major thoroughfare. I understand the idea of expanding the park and making it bigger. But let's not do that and create a problem with traffic. I use it all the time to get to King William from certain areas of downtown because it's very quick. You say it looks great but what about the traffic flow? I always thought that it was going to be located historically so we could bring back an historical nature to the downtown. We'd put it in the centre of the park. It's wide right there. I'm not sure whether by blocking Hughson Street off whether you will have the park area you want. I think it may be a little too narrow if you look at the historical location. What do you want to achieve by putting the fountain there? To create a nice park-like setting. Eventually if you want to close that area of Hughson Street off, fine. But is that really the best spot to put the fountain. I understand with the GO train coming in they will see it. But you have high-rises, Norwich Life, the Union Gas building and a couple of other buildings that constrict that view anyhow. Is anyone going to really see it? Has anybody stood up at the TH&B building and looked down and said well we're going to notice it? We really have to look at the traffic flow, the aesthetics of where the fountains should be. The fountain is a lovely thing and it's not an issue of do I want it at all, but I thought that we may be destroying the traffic flow. We've got to encourage people to come downtown. If we lower the taxes and build the stores, build the apartments above and that's a start of getting this downtown pulled back and on its feet. That's all I have to say.

Comment

I know the Fountain Foundation did not want to get into the issue of location. I certainly did address that a few years ago. I spent a bit of time with the planning department and the location was studied by quite a few community groups as well as LACAC and CAPIC and the Urban Planning Committee. The Fountain Foundation actually voted, not unanimously, but did agree to put the fountain in the middle of Hughson Street. But the overriding issue was dollars. The most important thing about everything else is that Gore Park is no longer a park that's been zoned from James to Hughson Street. It does extend down to John Street and beyond the Sheraton as well as Catherine Street. That should be given consideration as well and International Village concern should be taken into consideration. What I did want to say: I was very pleased to hear what the Mayor said today. He's been hearing many of us talking about various issues in the core and around Hamilton. I think he's finally getting it right. He has been listening to members of CAPIC and members of the community and I was encouraged to hear him start to focus in on some of the issues. I just hope that he does implement some of the things that he's talking about, specifically tax changes and development issues downtown. The second issue was housing downtown. I think that is the most important ingredient to the success of the downtown core. The Mayor mentioned the Pigot building and the SunLife building. Both of

those buildings are doing very well housing people. The rental rates are not inexpensive, but they are close to being full. So there are many other buildings in the core that can be redeveloped in the same way and hopefully the Lister Block will be one of those buildings. I would just be a little bit concerned about the non-profit housing component being too strongly emphasized in the downtown core.

Comment

I just have two suggestions. This first is regarding the circulation of information. I would like to suggest that the City circulate information to the neighbourhoods ahead of time so that the neighbourhoods know what's coming down. So that it's not eleventh hour or after that. So that we actually have a chance to think, to digest, to talk and to get input. That's a very real recommendation. We call ourselves the gatekeepers and we're talking about some kind of gatekeeping system. We'd like to be made aware, we'd like information. The second thing is associations. Something I've been thinking about for some time now is solidarity between the downtown neighbourhoods. We've got the people here tonight. We have a perfect example of that kind of collaborative model happening in the police service. We have Superintendent Jackson here tonight. A number of us sit on a citizens' advisory committee. We think that's a very good way of doing business. We want to open up the process to the citizens and we want the Aldermen to know what it is we're thinking and want them to act on our behalf. That is why they are in office. They are there to advocate for us and to be our voice inside the building. So we can achieve some empowerment and some leverage, some positive pressure to open up the business of the neighbourhoods.

Comment

Mr. Jackson again. A couple of things I want to mention. First of all I would like to ask the question of what closure is being thought of for Hughson Street because I really don't know. Does anyone know what is being talked about? Is it from the GO Station down to Cannon? Is that what is being discussed?

Response

There were three options for the fountain location, it was in yesterday's Spectator, a) original location, roughly in the centre of the park between Hughson and James; b) where the existing fountain is now which is the hole in the park; and c) the centre of Hughson Street. So if that were the chosen location, that section between the two sides of King Street would be closed to private vehicles. But definitely not closed for the Fire Department or the Police Department. All the safety access would still remain in place but the fountain would occupy that access between the GO Station and the waterfront.

Comment

Why I was asking, I was very impressed with Sparks Street mall, right smack in the middle of downtown and the fact that you have people who can come out of business buildings with the street being blocked off. What ran through my mind wasn't so much Hughson Street but a portion of Hess Street. Hess Village could lend itself to that kind of development. The second thing I did want to mention is the Barton Street development and the positioning of the artisans village down there. I'm fairly cognizant of what's going on because I've attended a lot of meetings about it. If that came to pass it would probably be a very good thing for downtown. It wouldn't just be a good thing for Barton Street between Wellington and Wentworth. It would also be a very good thing, with it being so close to the core itself, because by the nature of facilities downtown. A lot of those people are going to be accessing and using the downtown. Alluding to what someone mentioned earlier about the consideration of the whole city and not just a part of it, I think that would be a very good start: an indication of where this city can go over and above its traditional past. The City of Pittsburgh has been very successful, I believe, in moving away from just being the steel industry. I think Hamilton has the same opportunity to do that if they just grab it and run with it.

Comment

I'm a member of the Senior Citizens' Council of the City of Hamilton and I'm also a representative of CAPIC. One thing I'd like to clean up, and it won't cost very much money, is all the for sale signs plastered all over the City. Especially in the downtown. We've got one right in the centre of the City there. Huge thing there. What do we need all that stuff for? A nice little one would do. People know these buildings are for sale. And all the boarded up places, they're on Barton Street they're everywhere. Let's clean them up. Put windows back. Put some stuff on view there to see instead of all these boarded up buildings.

Comment

I'm not sure that I know exactly what all the right priorities are. I agree that getting some tax relief is one of the most important things in terms of getting anything happening right now. But my priority is having some kind of plan that people can refer to. What is the reference point? If we can have some kind of strategic plan, some kind of vision, that we're working to so that each piece can be looked at as it comes along. It's not going to be something that we're doing overnight. It took a long time to die, it's going to take a long time to build it back. So I see it as a continuing process. I really liked what Helaine said because we've been talking about that in the Beasley neighbourhood association. We've been talking about how we're going to get exactly this kind of forum to continue. If we stop giving our input and expect something to happen you can be sure some guy's going to come and build us another urban renewal, 55 acres of something we'd dislike. I think each of us has to stay involved and to that extent the neighbourhood associations are having a workshop within the neighbourhood itself on the Beasley Park so that we can focus on what we are trying to do in terms of our neighbourhood

plan and what kind of planning we want in our neighbourhood. And anybody who is interested is welcome to come. Many of us have different agendas but altogether everybody here is trying to fix the downtown. That needs to be continued. Is it going to go to committee? Is it going to Council? When is it going? I'd like to see the dialogue continue. So where do we go from here? I don't know exactly. But I know tomorrow morning CAPIC will meet but it can't just be that we did something good and now it's over. It's a beginning of a consulting process and this is going to leap frog. We've started something and we're going to play tag with our neighbours.

Russell Elman

Jim has made a very good point. I think what we want to do is get this out. Now I'm not going to promise this is going to be done tomorrow. CAPIC is meeting tomorrow and I guess we're going to start looking at how we're going to proceed. So I think you'll have to bear with us and possibly in one week or two weeks, but I think the point just made is excellent and we need to find open ways of communication for all of us. I was given the nod a little while ago. I think the room was only reserved until 9 o'clock and there are three people who are standing. But I would like to use my Chairman's prerogative and ask Anton who's not spoken tonight.

Comment

Russell you ruined my strategy, I was hoping to speak last. I had the joy of attending all four meetings and I've actually been impressed that we've had a lot of people that keep coming out. One thing I would agree with tax equity which is truly lacking in the downtown core. Second point I would like to make is one comment that keeps resurfacing -- parking meters, one-way streets. We're good at recognizing things that have gone wrong. But just by the fact of reversing them won't necessarily reverse the problem. It may arrest the problem. Simple things, one-way streets. There are many, many buildings that have cropped up in the last 20 to 30 years. They have facades that have been built to respect the streets they front on. To summarize my impression of the last four meetings, between the hundreds of different ideas that have surfaced coming from various angles, whether it be geography, economics, from the business, from the people, from the neighbourhoods, from housing (subsidized or otherwise). There's one core element that exists in each and every one of those points, that is that they all involve people. The question raised at the beginning of all these meetings is how can we execute change. The resolving and permeating factor has always been people. People involve attitudes. What I offer to this meeting: short term bandaids to be done immediately. We obviously have a group of people here who care, who bothered to come out to these meeting, who bothered to stand up and speak and my challenge to each and every one of us participate. Let's make a point once every two weeks, it doesn't matter how short, whether it's 20 or 30 words or a 3,000 word essay, but make a point of communicating with our newspaper, our radio, our TVs and each and every time we see something we do like about our neighbourhood, pick up the phone call the paper, call the station. Let them know a good thing that you saw in your city.

Comment

This is certainly a good starting point, particularly getting people together and working with the different committees would be ideal. We have to bring the people together and refocus of our neighbourhoods, our immediate neighbourhoods downtown, back to the downtown. Instead of driving, we have to refocus to the downtown. What we really have to do as neighbourhood groups is start to try and bring together the ideas. Whether it's a night set aside, a neighbourhood night downtown, a Friday night and everyone is obliged to come downtown and walk around and meet each other and make new friends and use the services there. I think we have to look at all the different aspects through the good organizations that have been developed. Bring these ideas together to refocus everyone's attention on the downtown. It's going to take a considerable amount of work there's no doubt in that. We really do have the organization and the situation in place to deal with this.

Comment

The major problems I see downtown is Jackson Square. The first thing with a shopping mall, before you even start design, you line up three independents a department store, a low end department store and a supermarket. Jackson Square doesn't have any of those. They have an Eaton's Centre and it's tacked on the end and there's no supermarket. The mall closes at 6 o'clock three or four nights a week. There's a Farmer's Market but there are very few farmers in the market and it's located in one of the unused underground car parks. If we want people downtown we have to provide them more, like Eastgate Square or Centre Mall or Limeridge. The only way to do that is to get a supermarket into downtown, into Jackson Square. I would scrap the farmer's market and put in a supermarket or get a supermarket to open up close to there with only shelf goods. The other thing is to open up from the mall itself through the Eaton Centre, which could be done through Eaton's back door.

Russell Elman

Thank you for your comments that we don't lose sight of Jackson Square. We think it is important to the overall downtown, the health of the downtown. Certainly we cannot close our eyes to the downtown. Kathy argued very strongly that Eaton's should have maintained the linkage between Jackson Square and the Eaton's store. The Alderman who was representing CAPIC made that plea many times but I guess Eaton's and the developers didn't choose to adopt it. So we wanted to attract people to go into the Eatons Centre to get into the department store. That was their goal, to bring business into the whole of the Eaton's Centre. So the idea was not to buy food downtown in the centre of the centre, like groceries and so on. The people are right. There aren't many places. There are some who do quite well but not very many groceries stores in the centre.

It's 10 after 9. I want to thank everybody for their participation, we listened carefully to what you're saying. These are being recorded and I think we do have green sheets for you. If you

don't want to fill them in tonight you don't have to. But please send them in. Or letters, and I know they are being received in the planning department. We know who you are and we'll find ways of communicating back to you. If you don't hear from us bug us, ask us, that's what I want. Thank you very much.

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BILL OBRIEN	171 JAMES ST. S. HAMILTON	L8P 3A1
BRYON ROBERTSON	65 DARTFORD PL. HAMILTON	L8V 3V8
KEN COIT	95 ARKLEDUN AVE. HAMILTON	
WM. McCRACKEN	64 Charlton Ave W	L8P2C1
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LOIS BROWN	206 MAPLEWOOD AVE	L8M1X8
S Woock	30 Emerald N	L8L8A4
A. GUDINSKAS	121 Robinson St	L8P 1Z3
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Frank Lawinger	201 / 203 Kingstr E	L8N-1B3
Connie Allen	75 Queen str	L8R-3J3
YVONNE POTTROFF	237 HUGHSON ST N	L8L 4M4
Louis Robis	62 King St E	L8N 1A6
GORD JACKSON	4-143 Ravenscliffe St.	L8L 7C1
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